

Samuel J. Harris

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House Plans

BISHOPRIC

FOR ALL TIME AND CLIME

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FOREWORD

IN preparing this book of plans for prospective builders, we have attempted to gather together a number of designs of various styles of architecture, all of which combine the beautiful with the practical. No attempt has been made in preparing the illustrations to present merely a beautiful picture — our idea has been to prepare the design and floor plan as free as possible from all outside details such as trees, foliage and shrubs so that the attention of the home builder will be centered on the fundamental possibilities and ideas of each house in question. The few words of descriptive matter accompanying each design are incorporated there to help out and make more clear if possible the picture of the elevation and of the floor plans.

All in all, our idea has been to bring to the home builder a general idea of each design from which he can make a selection. After he has decided the type or style which he likes best, upon inquiry we will gladly put him in touch with the designer of the house or houses, who will be able to discuss each design in detail and who is also prepared to furnish the complete plans, specifications and blue prints.

It is Cheaper to Build than to Pay Rent

Just face the facts for a minute — Let us suppose that you pay \$30.00 a month rent and have been renting for fifteen years. For the mere use of a building that cost about \$3,000.00 to erect, you have paid out in fifteen years the astounding figure of \$8,400.00 rent and interest, just \$5,400.00 more than the original cost of the building.

The landlord still holds the deed to the property while you have over \$8,000.00 worth of rent receipts on which you could not borrow a dollar. You have paid for the property more than twice, but you can't own a foot of the ground or a shingle on the roof.

A building lot or a few hundred dollars is all that stands between you and a home of your own, built just where and as you want it and a place that your family can really call a home.

The monthly payments are no larger than rent with the difference that at the end of about ten years you own the property instead of a lot of worthless rent receipts. The home once paid for is yours to live in and enjoy without fear of ejection, and represents as well, a substantial amount of money saved, and an investment that constantly increases in value and one on which any banker will gladly advance money in times of stress.

Financing and Building

It is generally conceded that it is best to have not less than 25% to 35% of the cost of your home before presenting your proposition to the mortgage loan agency or building association, who will finance the balance. The cost of the lot should not exceed 20%

or one-fifth of the total investment, house and lot combined. If the lot has been sufficiently paid for, this is sufficient to ask for a mortgage loan on which to build, and any amount of money available over this makes it just so much easier to secure advantageous terms for the mortgage loan. The usual sources from which loans can be obtained are: savings banks, building and loan associations, title insurance and trust companies, life insurance companies, etc.

Home building is a business. It is a business of saving and investing money for safe, sure returns. It is a business that does not involve risk provided you go about it in a businesslike way. It will net you a profit just as any other business will, depending upon the good judgment you use. One of the most important things in case an architect is not accessible, is to put your building into the hands of a competent and thoroughly reliable builder or contractor. It will not pay to trust your home to an incompetent contractor on a cost basis only, who generally causes you and himself grief in the end. The best method is to locate two or three of the most reliable contractors obtainable, have each of them submit a bid and then accept the lowest of these bids.

What is Good Stucco?

To many people the word "stucco" has but one meaning, but the experienced builder knows that there are many kinds and qualities of stuccos just as there are different priced and quality automobiles, shoes, or clothing. Good stucco should be waterproof — where water can not penetrate, deterioration will not occur. The great problem in waterproofing a stucco is to incorporate the waterproofing without subsequent loss of strength and this is what makes Bishopric Stucco a stucco supreme and in a class by itself. Bishopric Stucco is thoroughly waterproof with no loss of strength and when applied over Bishopric Base which is designed especially for this purpose, it is guaranteed to give enduring and satisfactory service for generations.

Working Drawings and Specifications

Complete working drawings and specifications for any of the plans illustrated in this book may be obtained from the architect by writing the Bishopric Manufacturing Company, stating which design or designs you are particularly interested in. We will gladly put you in touch with the architect who drew up this design. He is prepared to furnish you complete plans for a nominal sum.

In this connection we wish to acknowledge the splendid efforts of the following architects whose work is represented herein: L. S. Deglow, Cincinnati, Ohio, Ernest Irving Freese, Los Angeles, Cal.; R. C. Hunter & Brother, New York City; J. M. Miller, Cleveland, Ohio; Maxwell A. Norcross, Cleveland, Ohio; J. M. Vink, Cleveland, Ohio.

THE BISHOPRIC MANUFACTURING CO.

NOTE: Where mentioned, the estimated costs of the houses are merely approximate as it is almost impossible to set an exact figure. Costs will vary according to labor conditions, location, etc.



Design No. V-1

AN ENGLISH COTTAGE

This English cottage should appeal to those who admire English domestic architecture. The design is beautifully worked out in conjunction with carefully studied plan; it displays a careful restraint of half timber embellishment and still carries all the dignity and charm of English tradition.

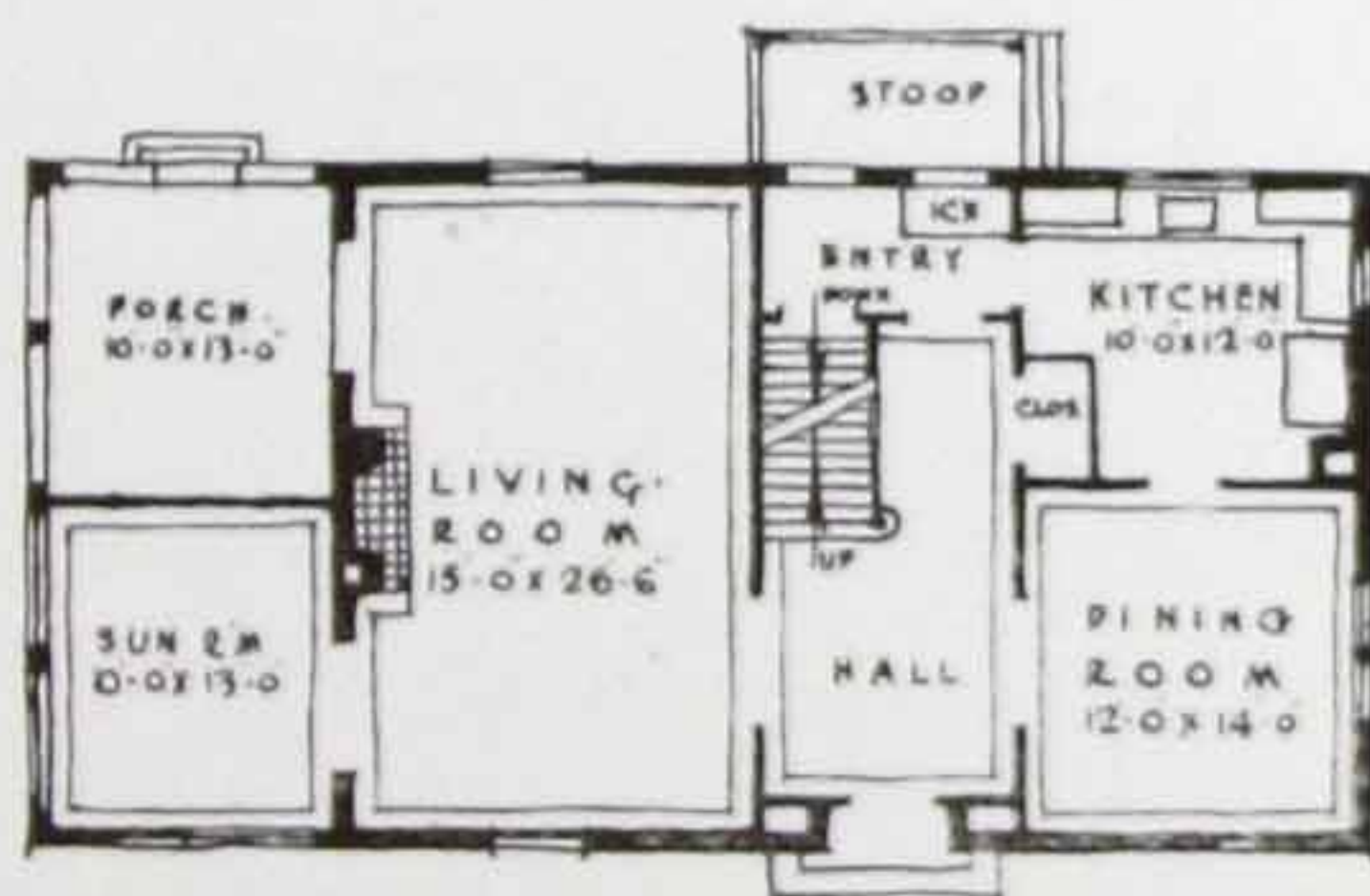
Stucco is to be applied on frame construction, preferably executed in dash finish.

All windows should be fitted with divided lead glazed steel cottage casements.

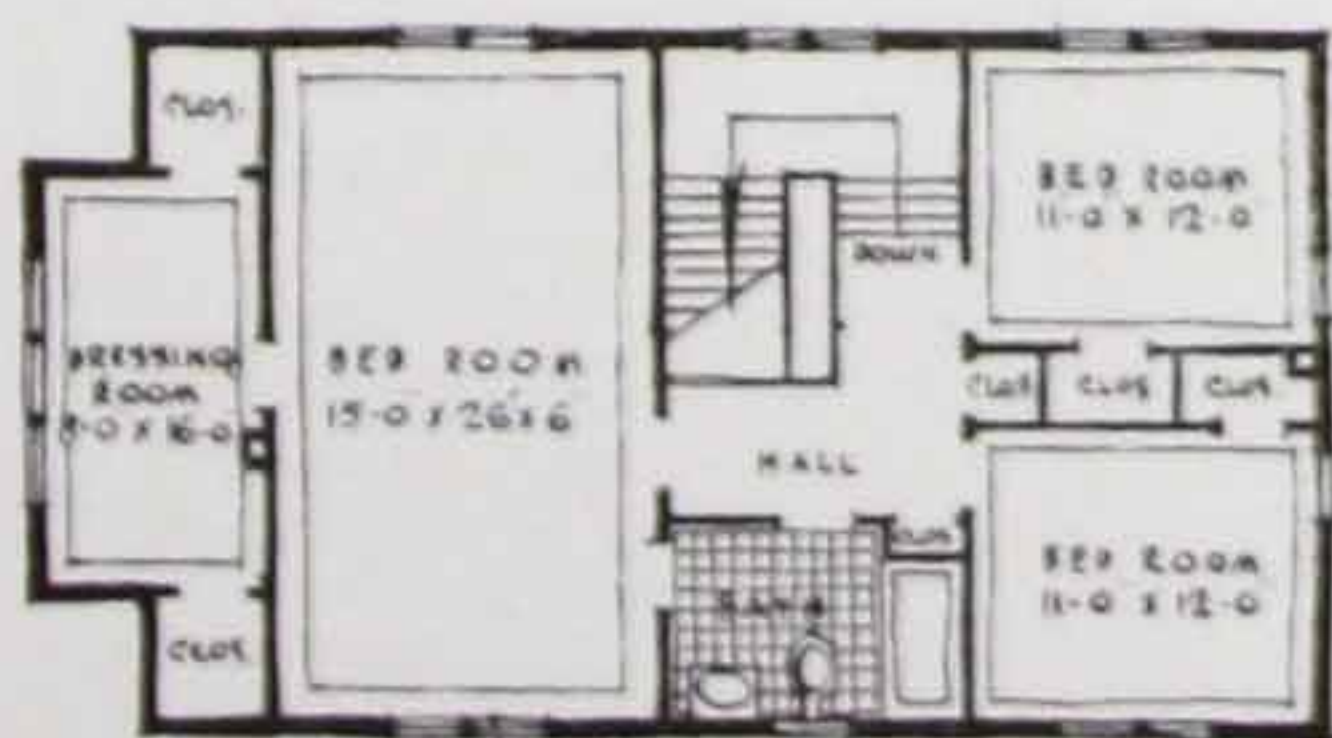
The first floor is complete with a large living room, veranda, sun room, spacious stair hall, dining room, and kitchen, while the second floor is laid out for three bedrooms. The large bedroom is located to the master with separate clothes closets. In a large dormer alongside of this master room is a fine large room designated on the plan as a dressing room, but which could be used as a sleeping porch.

The bathroom for the second floor is of goodly size planned for recessed tub and shower overhead.

Cost about \$11,000.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-89

A HOUSE OF FORMAL DESIGN

The formal type of house has a certain reserve and dignity that appeals to many. If properly designed it also carries an air of stability and permanence, — a suggestion of substantial worth. For the city or the closely built suburbs, this type of house seems ideal, as it does not require a large lot with spacious grounds.

The details of the accompanying design have been carefully worked out by the Architects. The recessed entrance is an attractive feature.

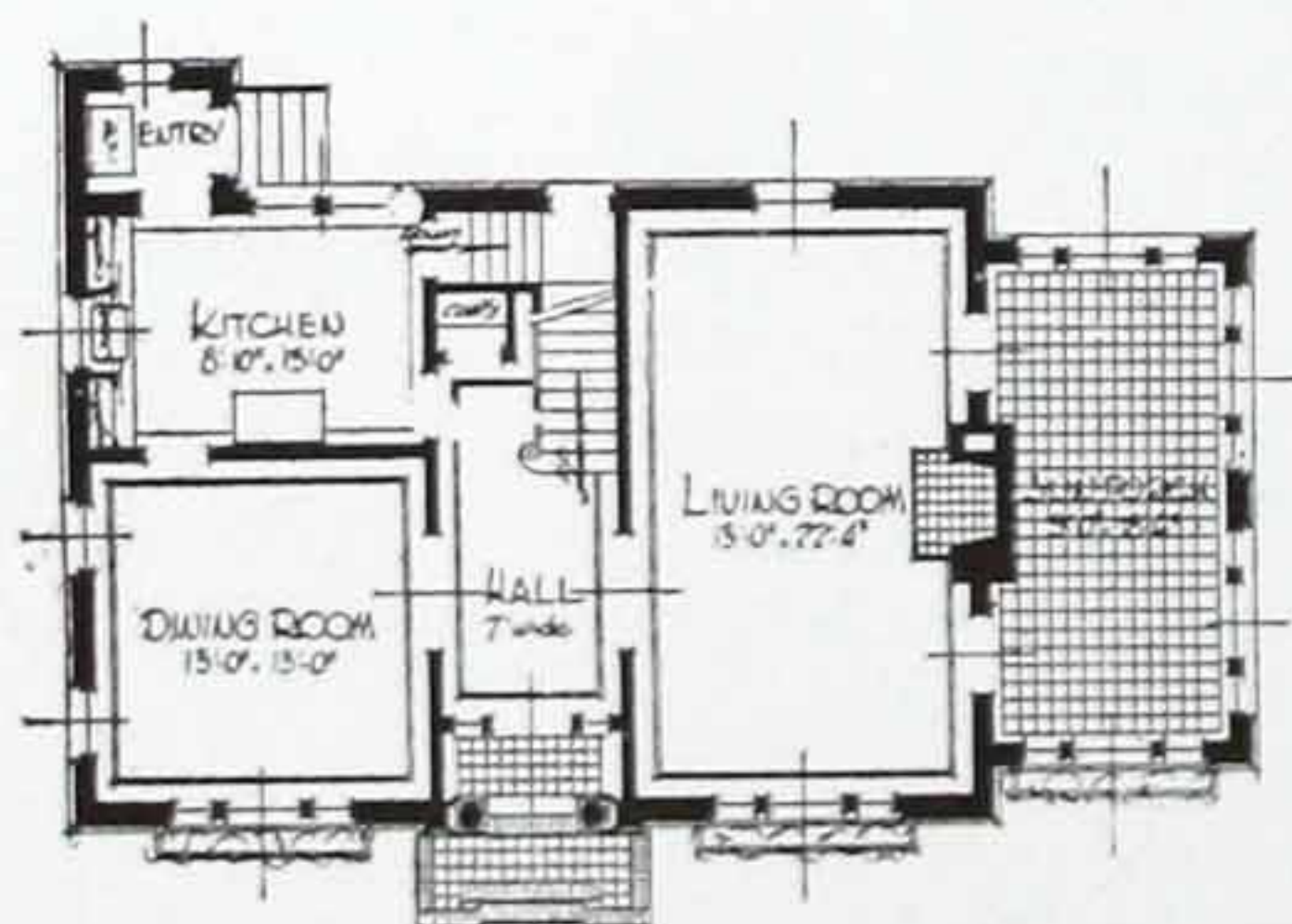
A garage is provided under the sun porch, an incline leads down from the grade in the rear to the garage floor. The garage is completely fireproof.

On the second floor are three good bedrooms, two baths and plenty of closets.

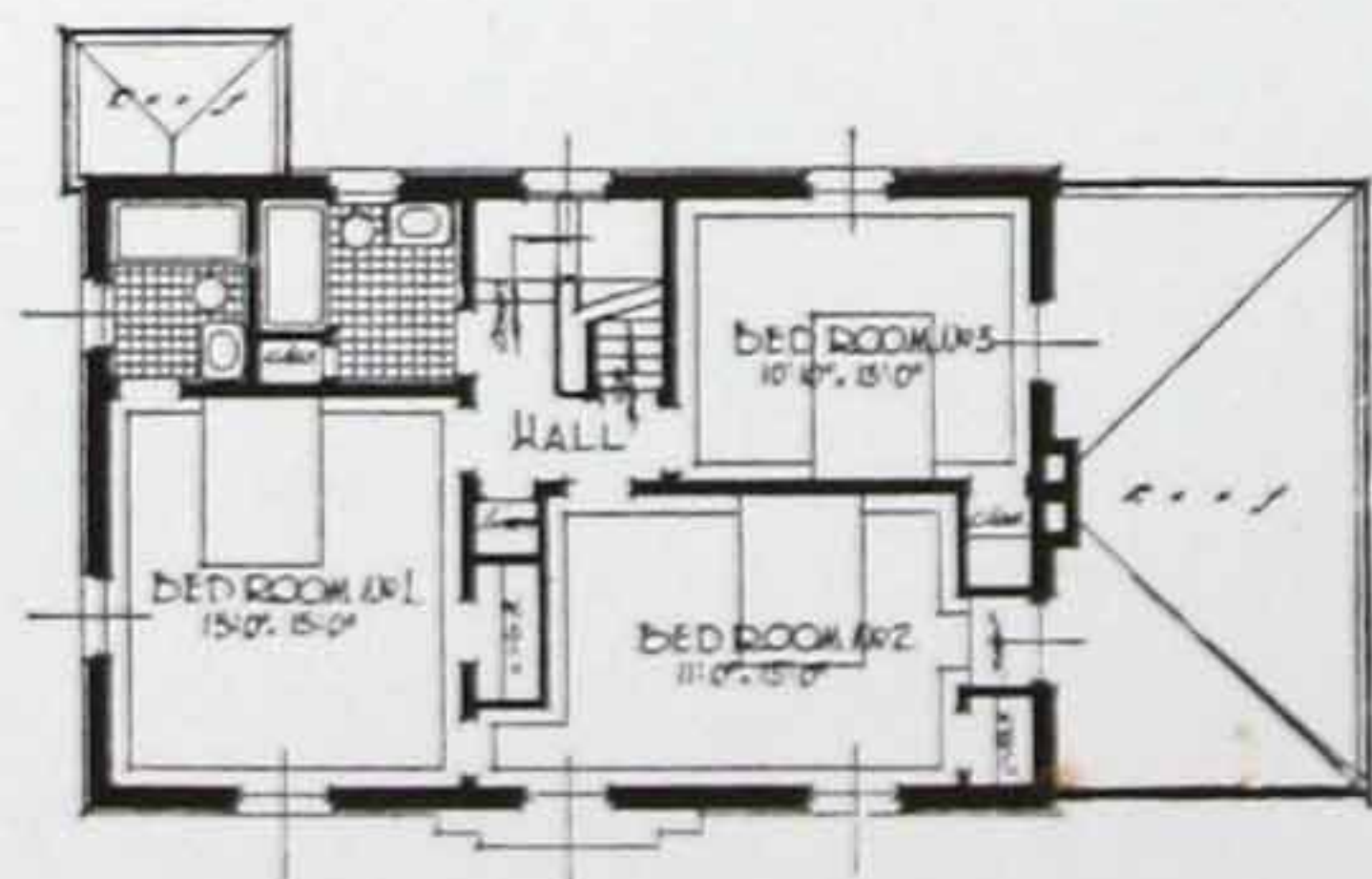
The bathrooms have tiled floors and wainscots and the tubs are built-in. The bathrooms are located over the kitchen, so that one line of plumbing pipes serves the entire house.

A cellar extends under the entire house and here is the laundry, the heating plant, coal bin and the like.

Cost about \$10,800.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

? Too Large

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. X-3

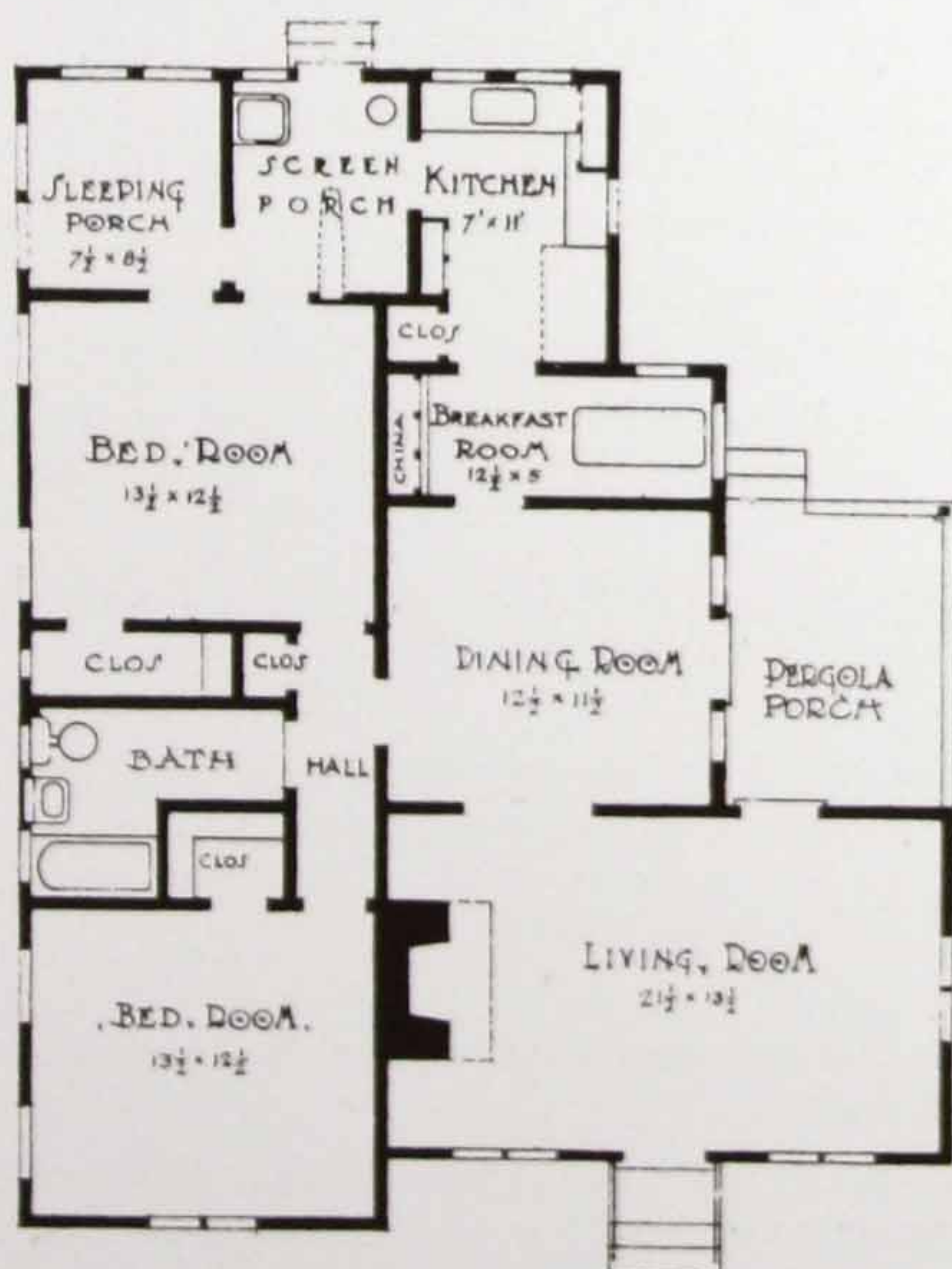
A BIG SMALL HOUSE

Ordinarily, a "small" house is not expected to contain more than five rooms; living room, dining room, kitchen and two bedrooms, together with such accessories as porches, closets, hall and bathroom.

Add to the above requirements a breakfast room and sleeping porch and you have, almost — but not quite — reached the "big" house stage.

The house is planned for a fifty-foot lot, and the disposition of the living room, dining room and breakfast room is such as to maintain an outlook toward the garden.

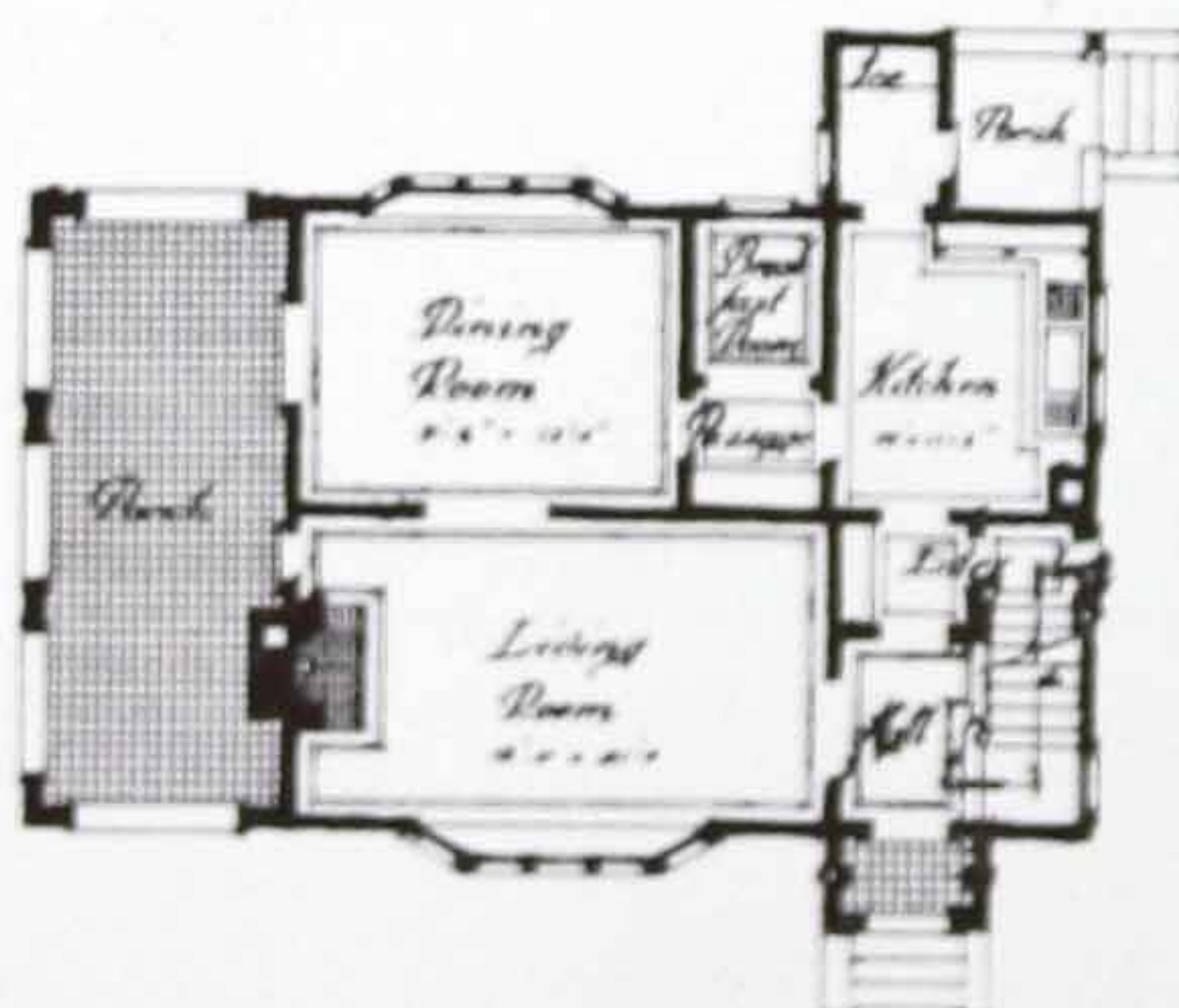
The exterior design of the house is founded on the simple lines of an English cottage; steep shingled roof, plastered walls, and merely a hood above the entrance door to protect a rainy-day visitor while awaiting answer to the door bell. No expensive or useless ornament. Just a plain, homey-looking, well proportioned and convenient house.



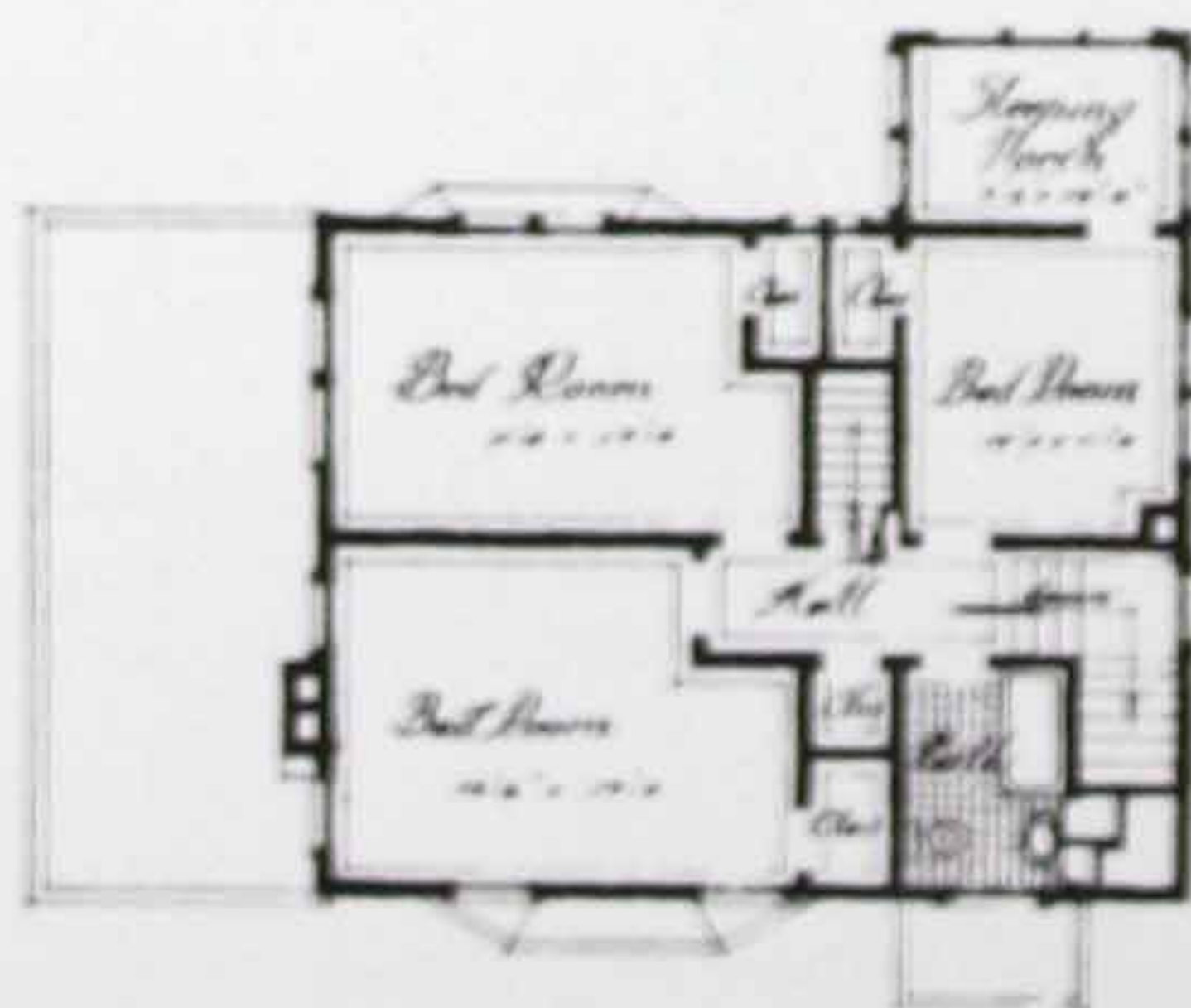
For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. M-5



First Floor Plan



Second Floor Plan

A SPANISH HOUSE

The Spanish house does not necessarily have to be built in tropic or sunny climes, as it finds a ready approval and demand from every locality of our land.

The style seems to be ideal for the use of stucco and it is very easy to get the heavy and substantial line of Spanish character on frame construction.

The house above encloses a wonderfully compact, economical and typically American household plan.

The design is enriched with a veranda of five arches, giving a pleasing movement dying into the main mass of the house.

As everyone expects and demands on a Spanish home, the design shows the graceful undulations of tile for roofing.

Upon analysis of the plan, one finds upon entering the protected vestibule, a spacious stair hall facing the fireplace of a large living room, with a large bay window fitted with leaded glass sheeted casement sash.

The dining room and large veranda are accessible. A well laid out kitchen and breakfast room completes the first floor arrangement.

The second floor has the typical three chamber and bath arrangement correlated with fine large closets, a handy general hall closet and linen cabinet.

Cost about \$11,000.

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-68

AN ENGLISH HOUSE WITH AN INTERESTING ENTRANCE

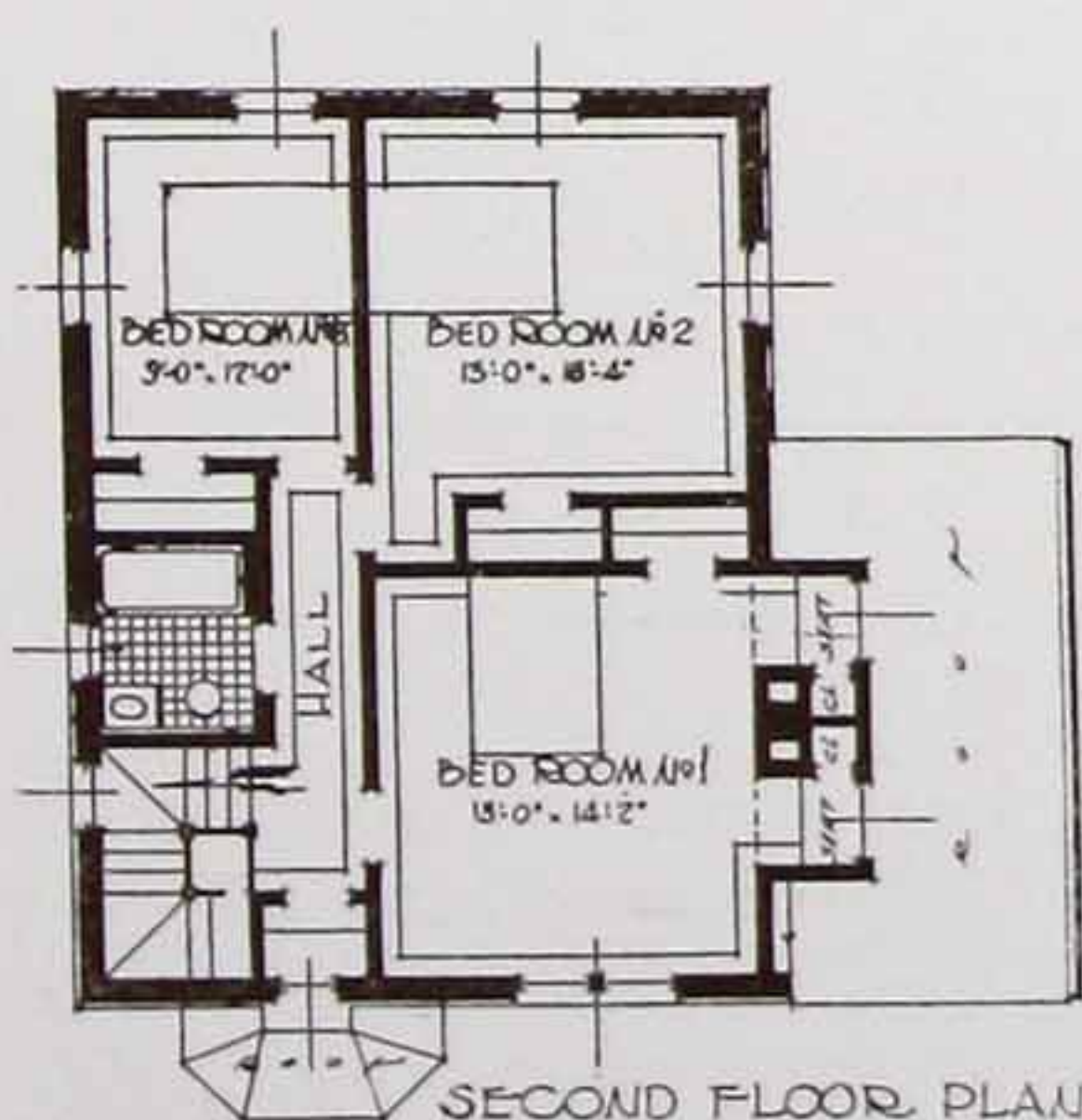
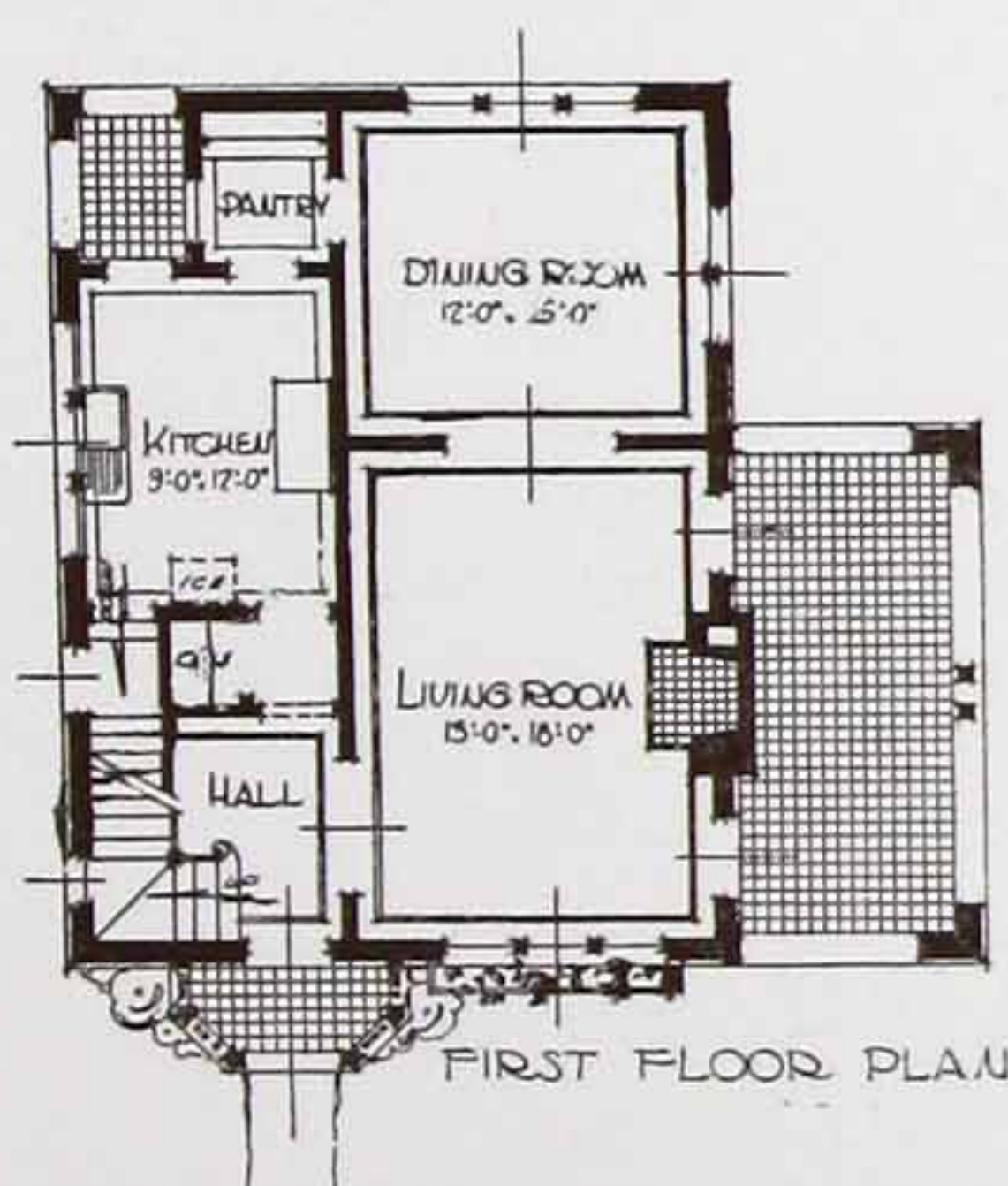
This modest English house makes an ideal home for the average family. The exterior is pleasing in design and distinctive in character; it would fit well in most any surroundings. The exterior walls are of stucco, sound construction that requires no painting or repairs. The roof is shingle, stained in variegated shades of green, giving a lively contrast with the plain stucco walls.

On the first floor are a living room, entrance hall, dining room, kitchen, pantry and the required closets, also a large living porch that is arranged for convenient enclosing with sash and screens, and a small rear porch.

A large open fireplace is provided in the living room opposite the entrance from the hall, giving a pleasing impression to one on entering. The kitchen and pantry are completely equipped. An entrance at grade to the inside cellar stairs eliminates the usual outside steps with a resultant saving in cost.

Three bedrooms, a bath and ample closet space are provided on the second floor. All bedrooms have abundant light and cross ventilation.

A cellar is provided under the entire house with laundry, heater and other rooms.

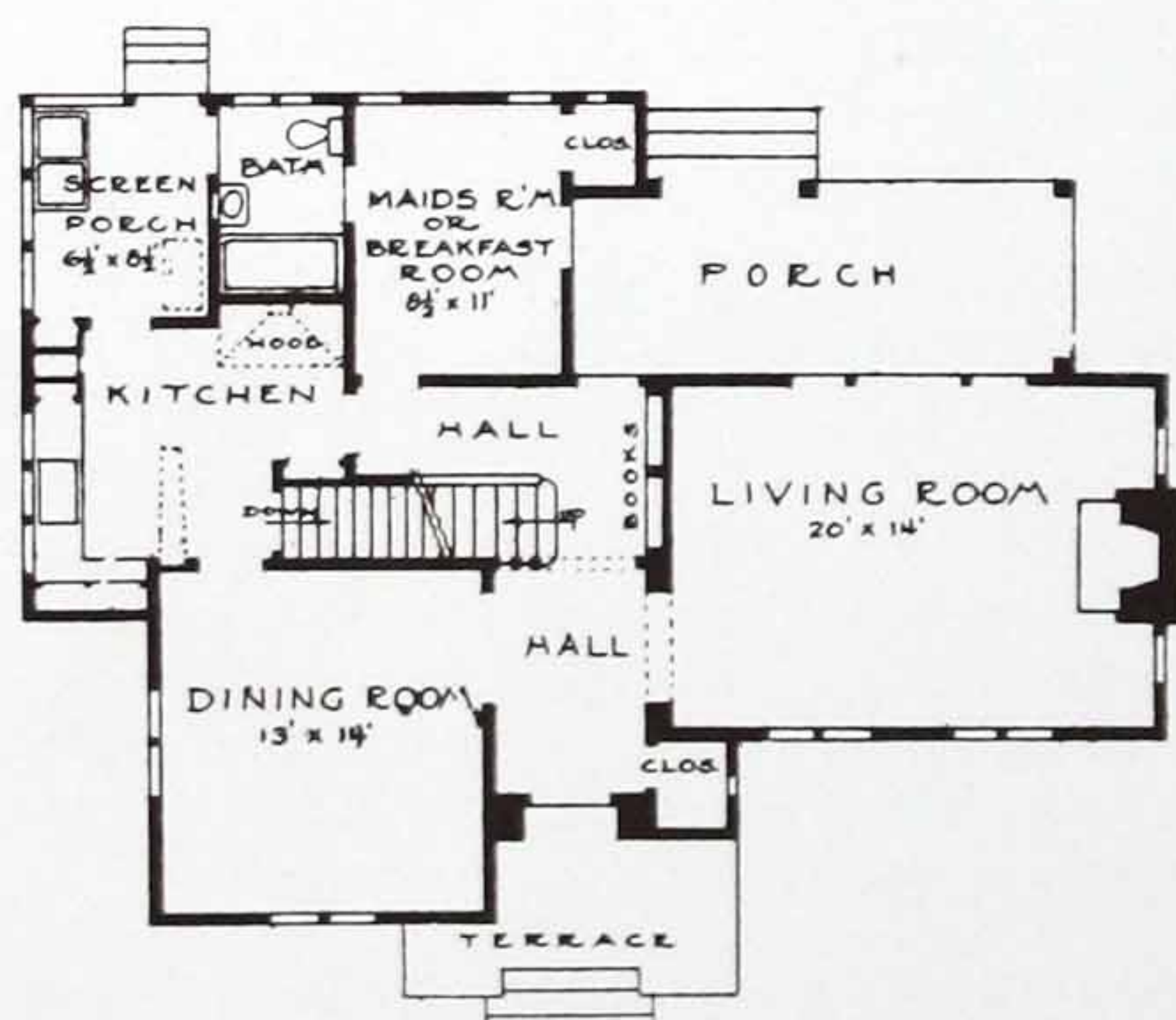


For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio

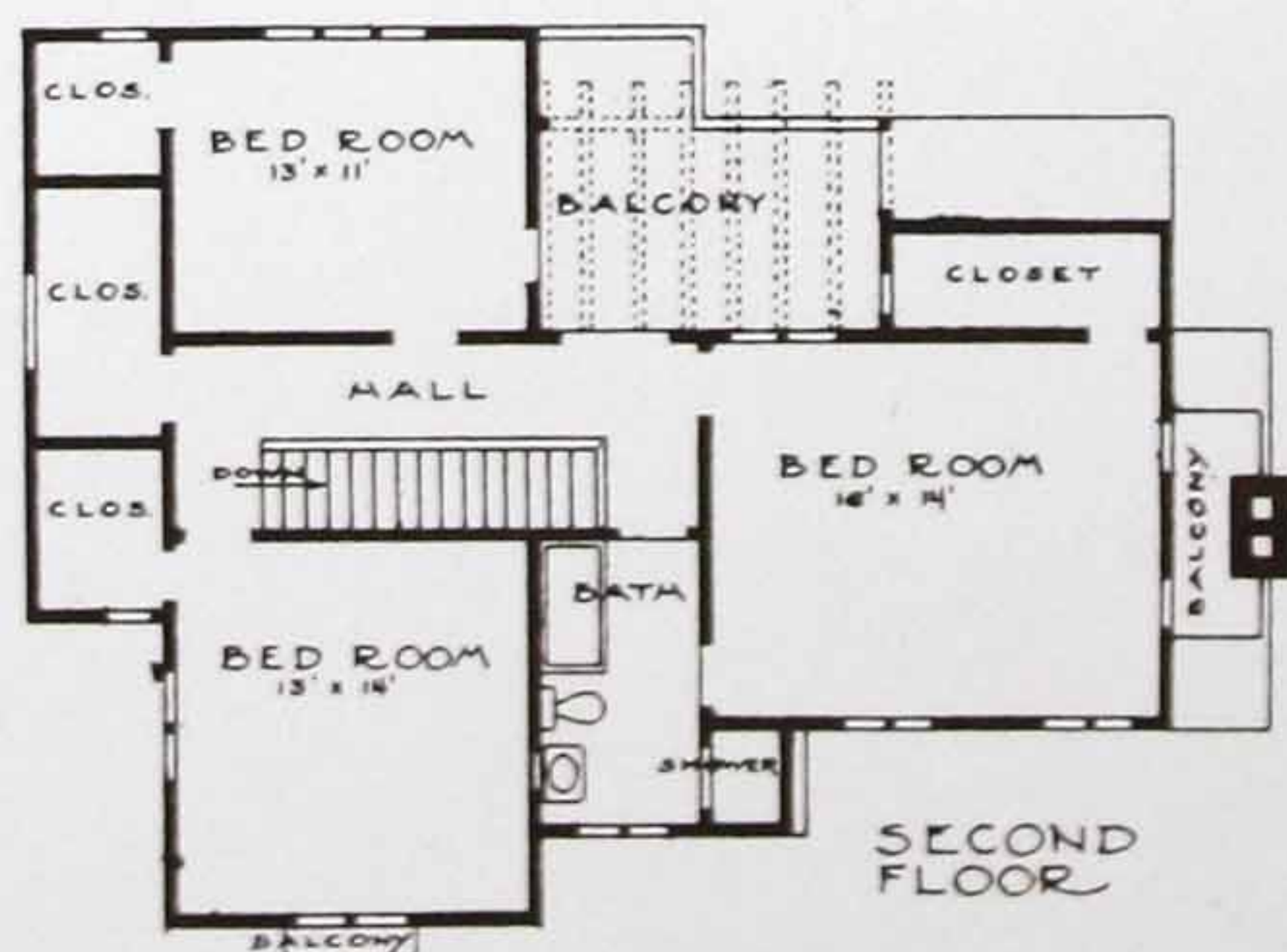
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Design No. X-2



FIRST FLOOR



SECOND FLOOR

ENGLISH WITH HALF-TIMBERED EFFECT

In this two-story dwelling you see the possibilities of domestic English architecture when handled with due regard for the comfort and convenience of the interior as well as the symmetry and beauty of the exterior. In the first place, there is just enough half-timbered effect to keep the building true to type on the outside, and this adjustment provides for a hall with commodious coat closet on the first floor, and allows extra space for a shower in the bathroom in the second story.

Once inside the house, there's the large living room with welcoming fireplace which opens onto a porch at the back which can be put to all sorts of delightful uses. If you'll glance for a moment at the second floor plan, you'll find a balcony over this porch. There is also an upstairs balcony at the side, with the windows of one bedroom opening onto it.

Downstairs is a room opening onto the porch which may be used either for a maid's room or a breakfast room. There's a bath, with entrance from the room we just mentioned, and from the screen porch.

This house has a basement, with the stairs off of the kitchen. All the bedroom space is upstairs — three large rooms, each with a huge closet and with plenty of window exposure.

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-90

AN ATTRACTIVE ENGLISH COTTAGE

The house herewith illustrated shows how attractive this type can be made when properly designed. Here the roof lines have been so handled as to give the low cottage effect of the old English farmhouse type and still maintain a full second floor.

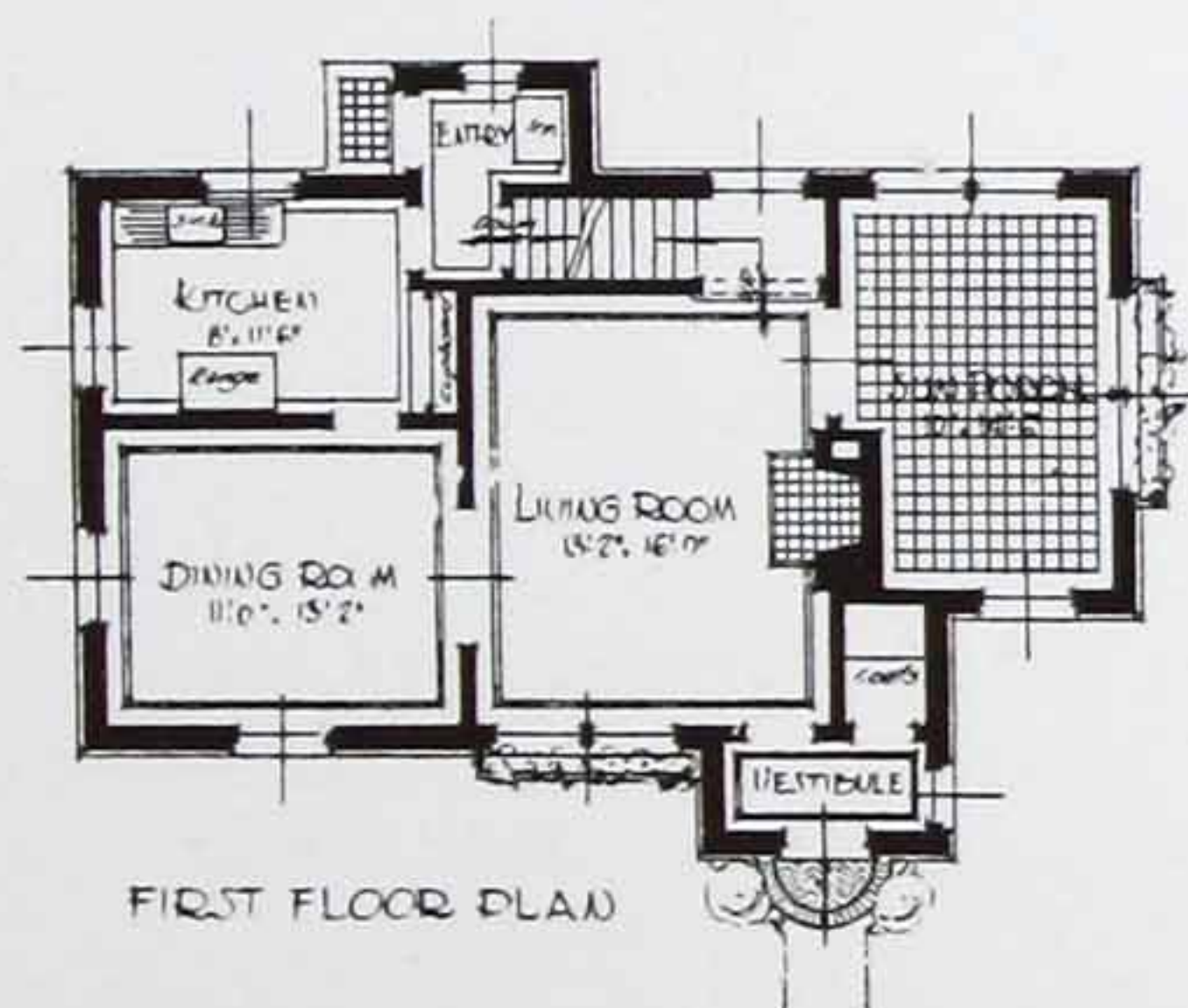
The plans are very compact. From the front door one enters into a small vestibule which opens into the living room, with a generous coat closet provided on one side. The main stairs start up from the living room, opposite the entrance; while the cellar stairs go down from a rear entry, thus serving the kitchen as well as allowing access to the cellar from the outside. This rear entry provides space for the ice box, so the ice man does not enter the kitchen.

A generous sun porch opens from the living room. This porch has windows on three sides with flower boxes beneath.

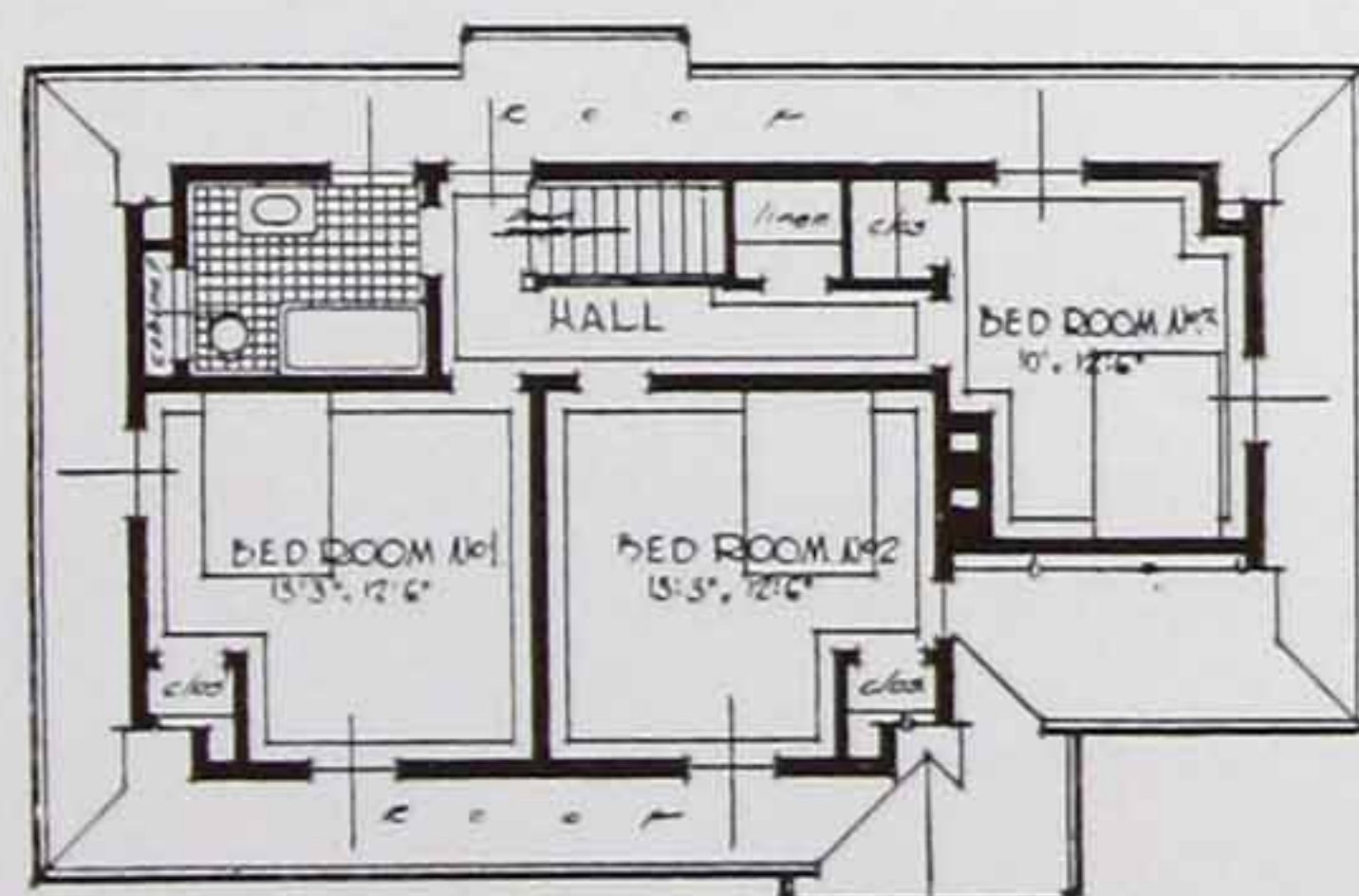
On the second floor we find two large bedrooms, a smaller room and a good size bathroom. There is ample closet space. Throughout the house there has been reserved sufficient wall space for all of the furnishings, while at the same time the windows are large, to give bright cheerful interiors.

The house has a cellar under the full area and here is the laundry, heating plant, coal bin and storage space.

Cost of house about \$8,000.



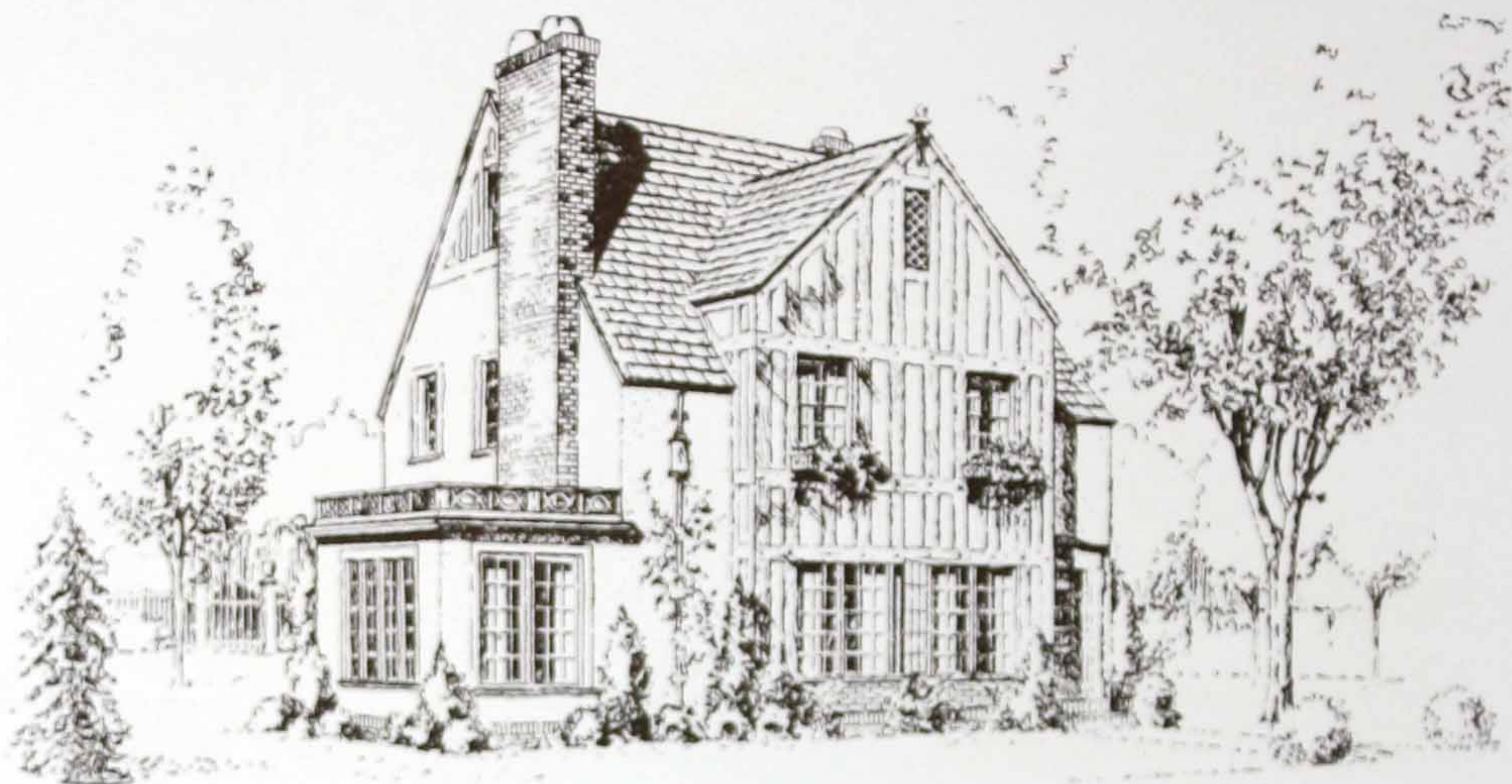
FIRST FLOOR PLAN



SECOND FLOOR PLAN

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For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. M-2

AN ENGLISH COTTAGE

The appeal of the English type of home lies in its simplicity. It carries one back to the days when the timbers were hewn from the logs by hand.

This house throws off a feeling of homelike comfort and yet a glance at the plan shows that a careful study has been made to insure convenience and comfort for the owners.

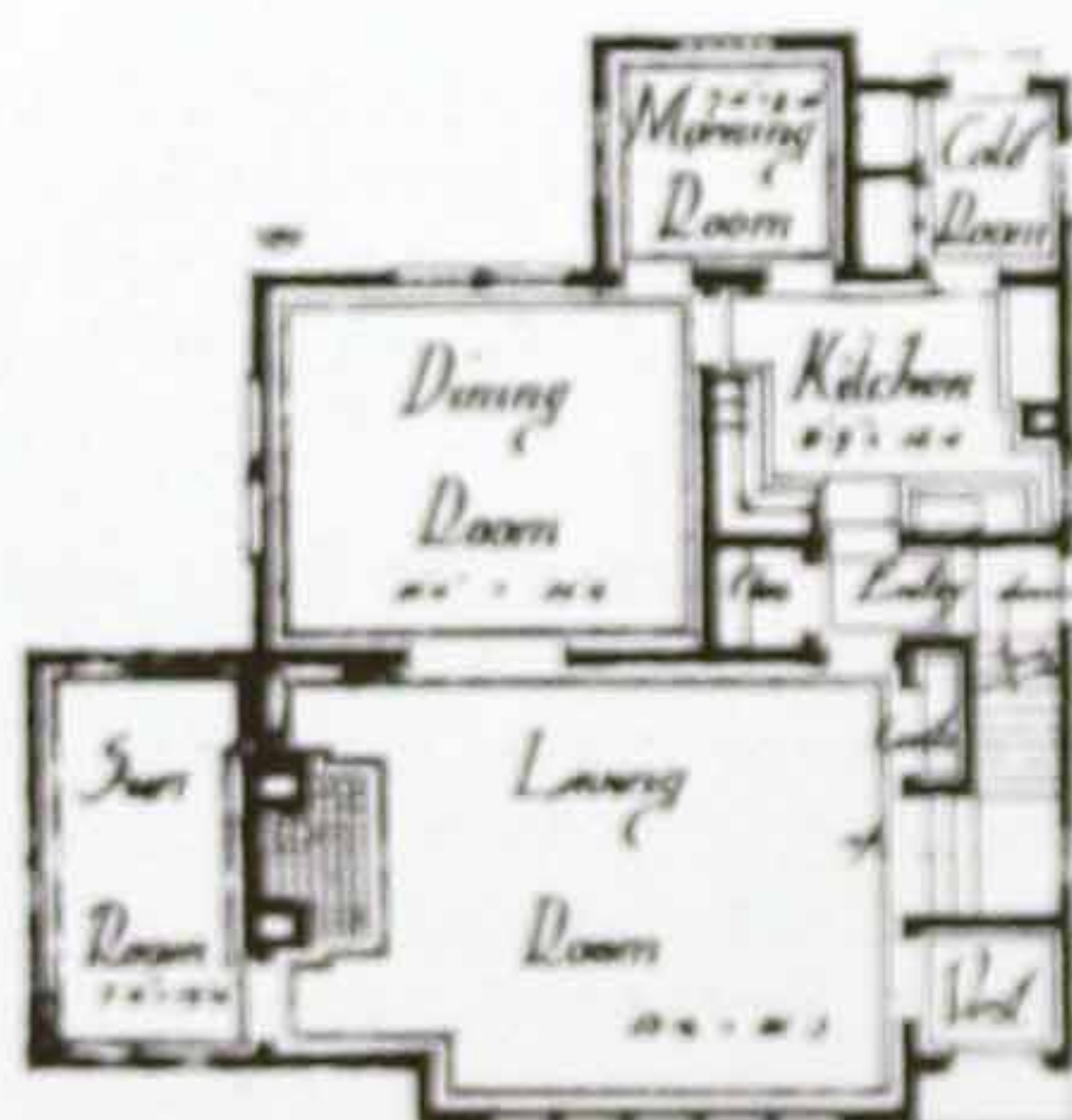
This house invites one to enter and study it further. One enters through a doorway, the essence of charming simplicity, and finds a large living room with a fireplace throwing out its warmth of welcome.

An inspection of the rear arrangement of rooms reveals the cleverness which the architect has displayed in economizing space and providing many things handy for the woman of the house.

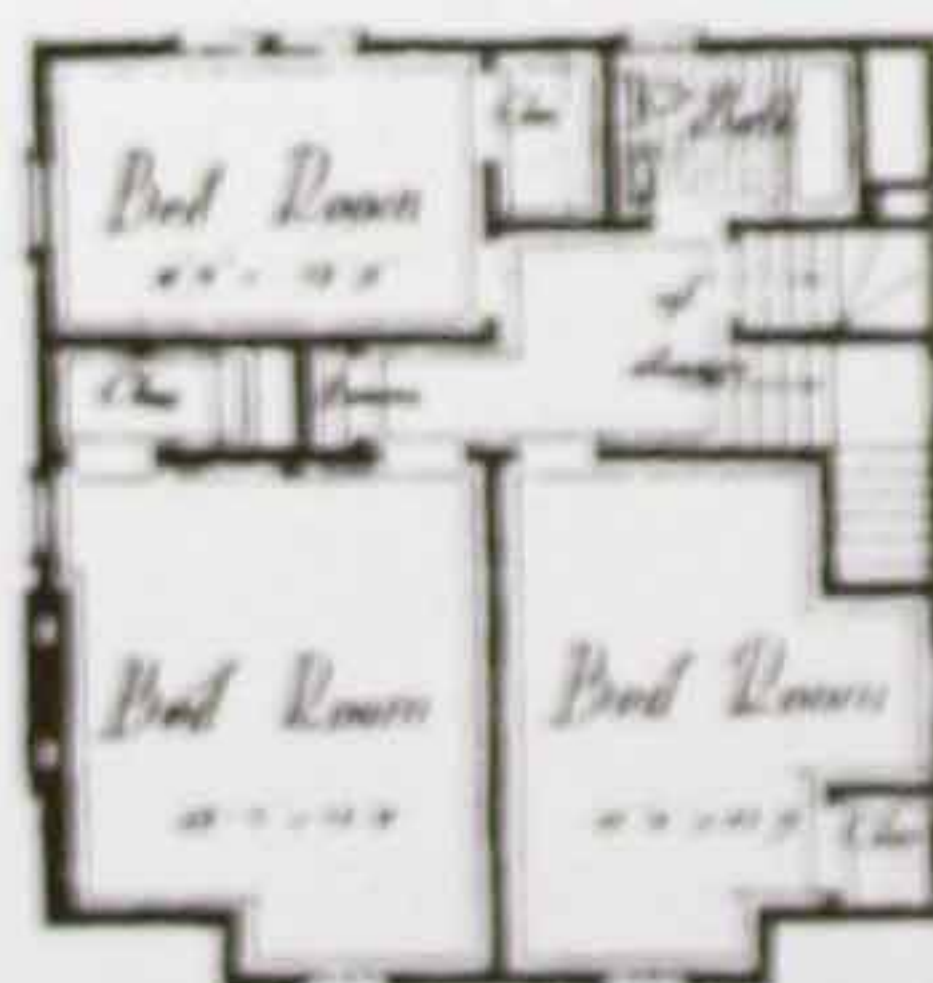
The charm and comfort sensed from the exterior is manifestly borne out by an inspection of the interior.

The exterior effect is produced by using stucco on frame construction.

Cost about \$10,000.

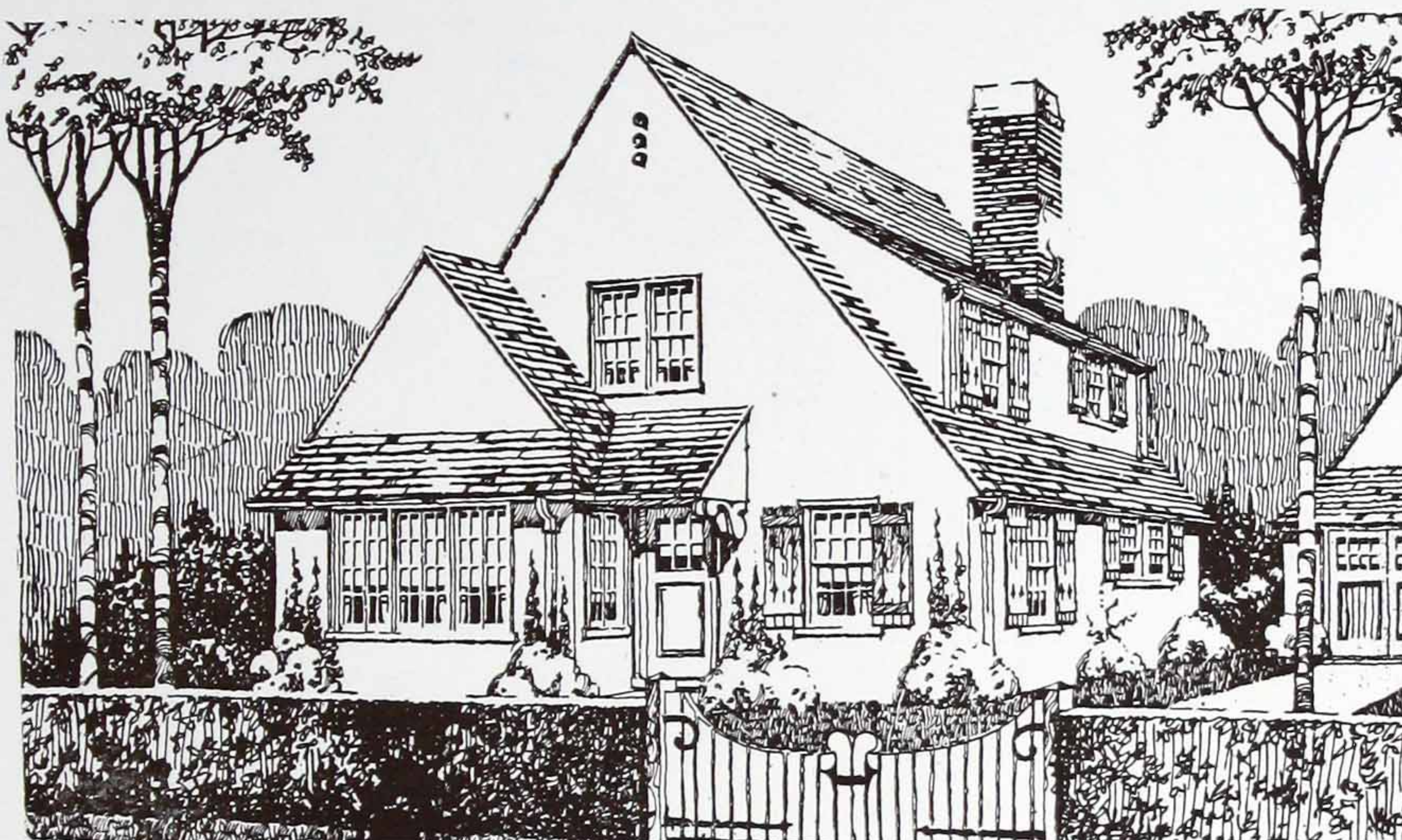


First Floor Plan



Second Floor Plan

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-97

COZY STEEP ROOFED ENGLISH COTTAGE

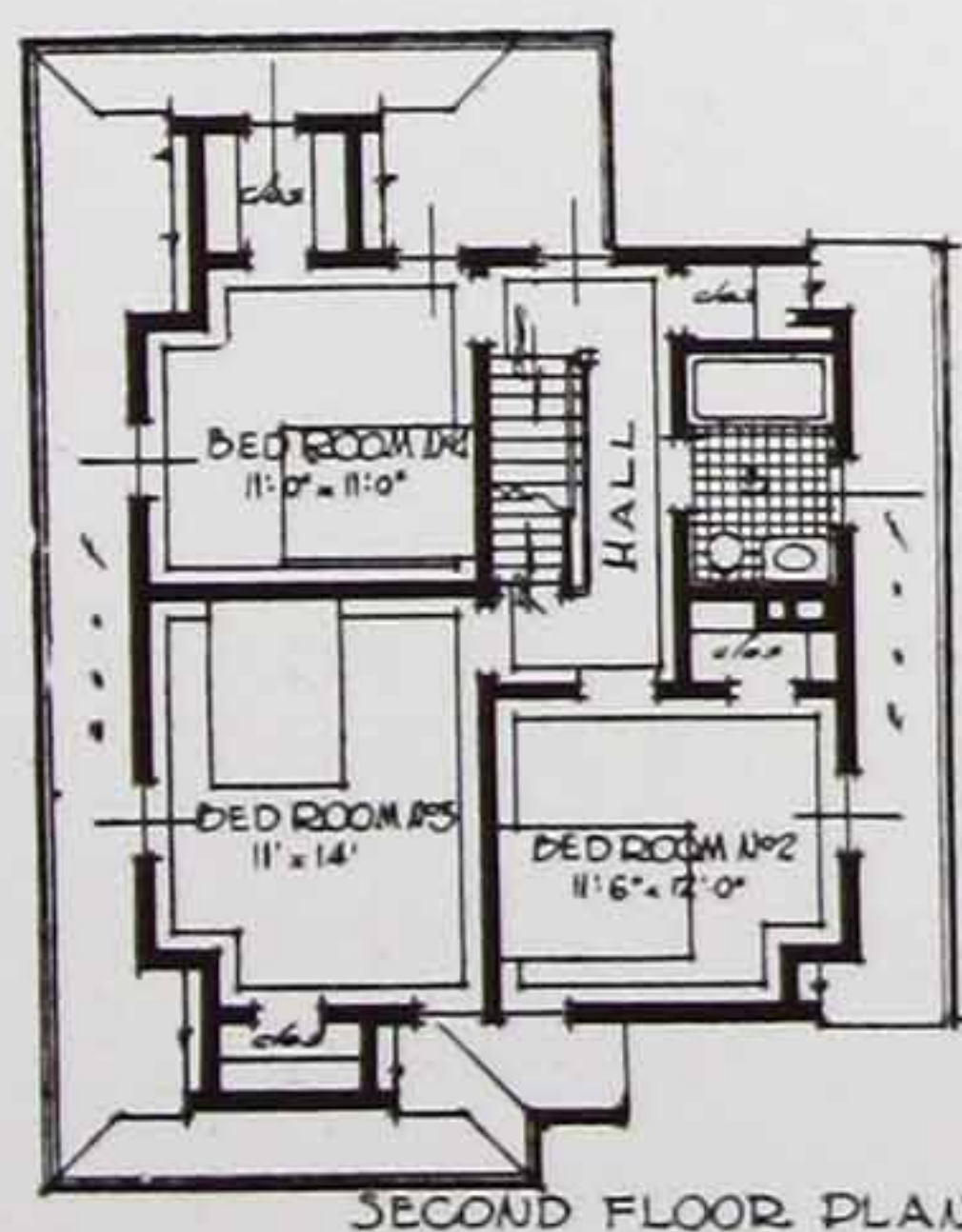
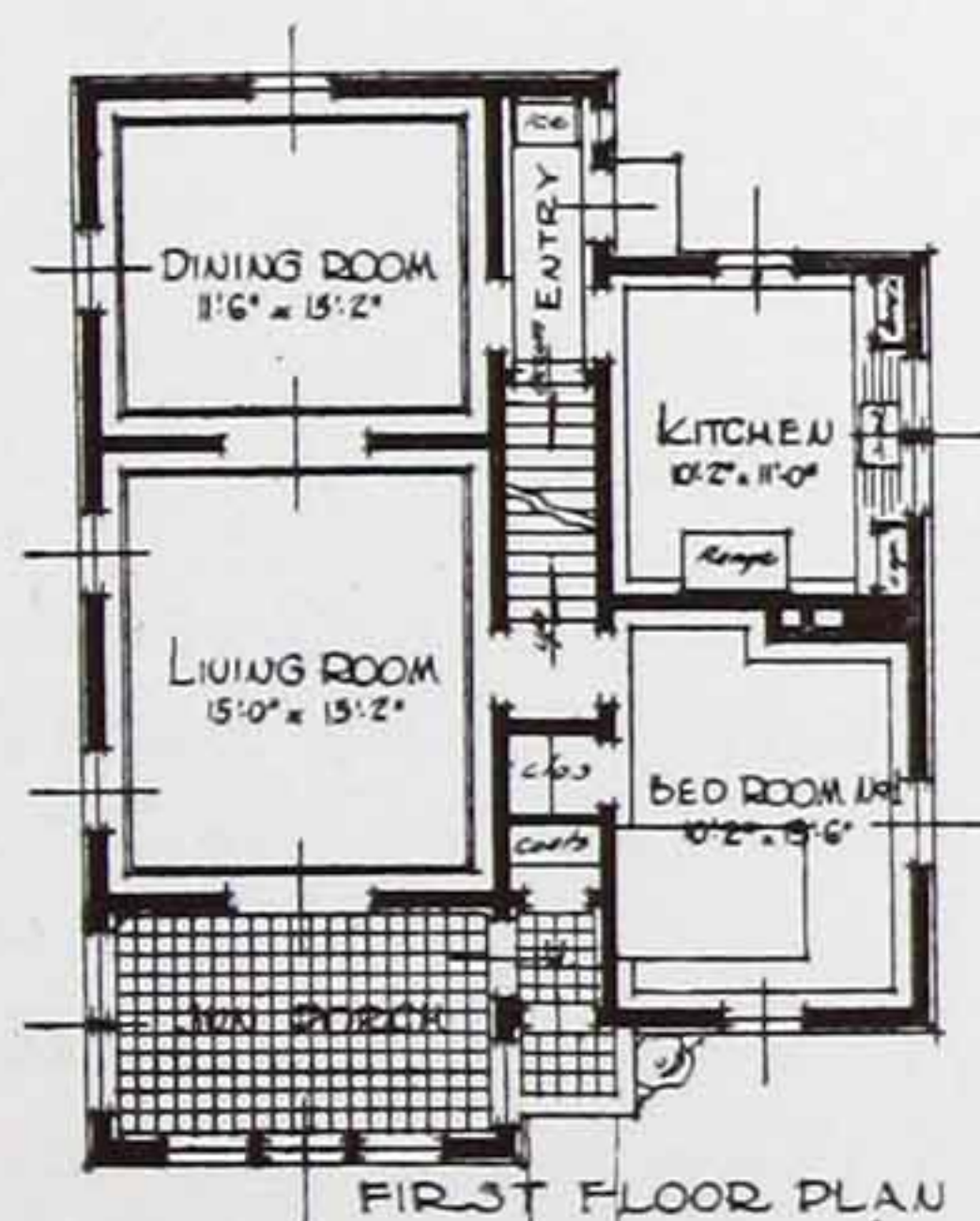
This manner of roof treatment has met with much popularity in small house design. It gives a low spreading effect so necessary in small two-story houses. Then again, a roof having a steep pitch quickly sheds rain, snow and ice, thereby prolonging the life of the roof covering. This is especially true with wood shingles, and with slate; snow is less liable to blow up under the courses.

One enters the house through a vestibule and sun porch. There is a bedroom on the first floor which could be used as a den, or home office if desired. The living room, dining room and kitchen complete the first floor plan. On the second floor are three bedrooms and a bath; note the number of large closets. A stairway leads up to the attic where good space is found.

A very good color scheme for the exterior of this house would be cream colored stucco, dark brown or black stained roof. Brown woodwork and a light shade of green for the sash, doors and shutters. If slate or asbestos shingles are used they should be in various shades of browns, purples, greens and grays.

The house would set well on a fifty-foot lot.

A cellar is provided under the entire house, and the laundry, heating plant, etc., are located there.

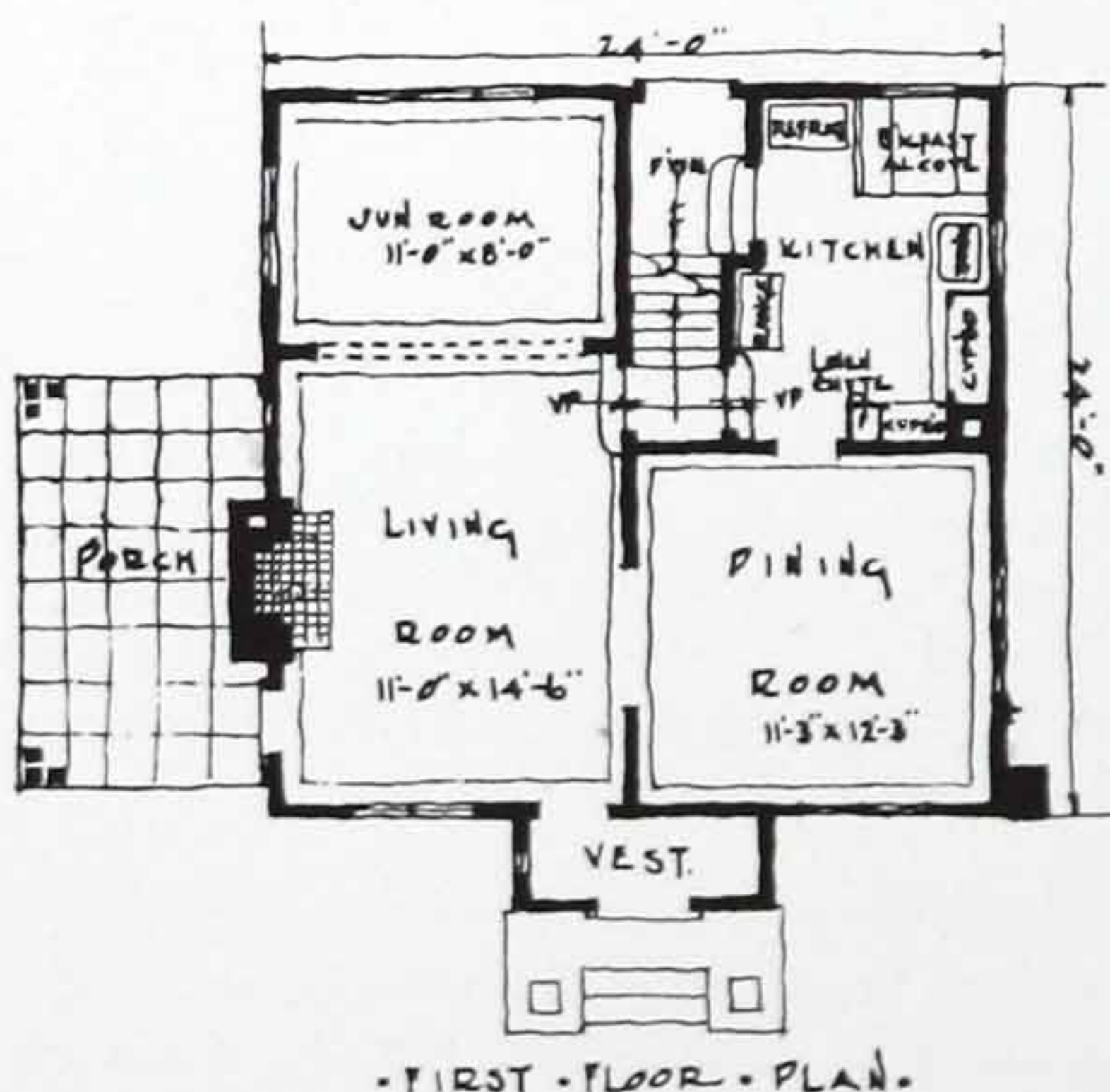


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For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. N-3



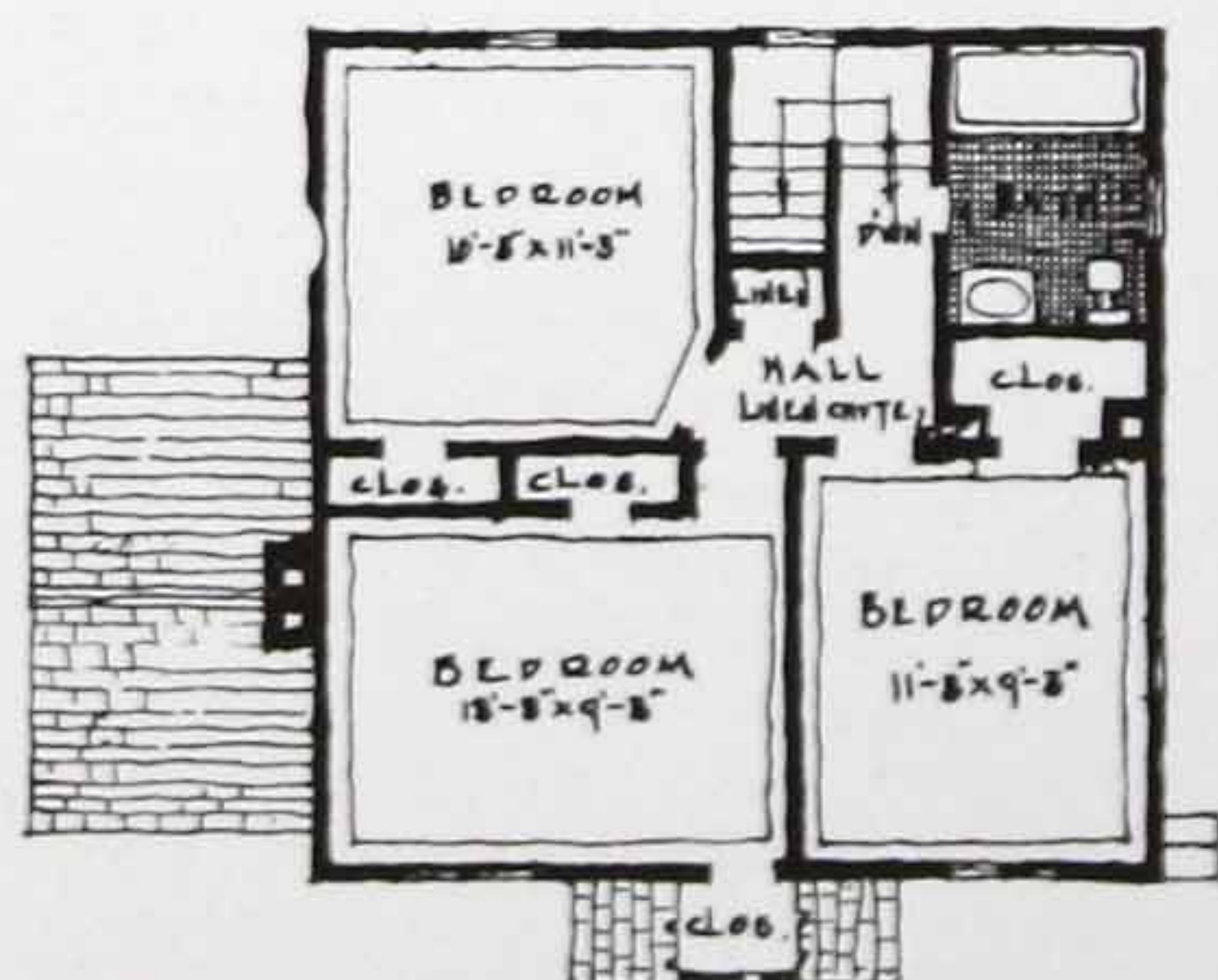
ATTRACTIVE COTTAGE DESIGN

This house is in stucco and half-timber with shingle roof, tile foundation walls with brick course. It has been estimated to cost around \$8,000.

The size has been kept down and the plan as inexpensive and simple as possible. It contains as features, the combination stairway, breakfast alcove, linen chute, and vestibule. Steel casements are used throughout.

The interior first floor finish is gum stained and the bedrooms are finished in yellow pine, enameled.

This is indeed a design that combines beauty with true economy and practicability.



For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-103

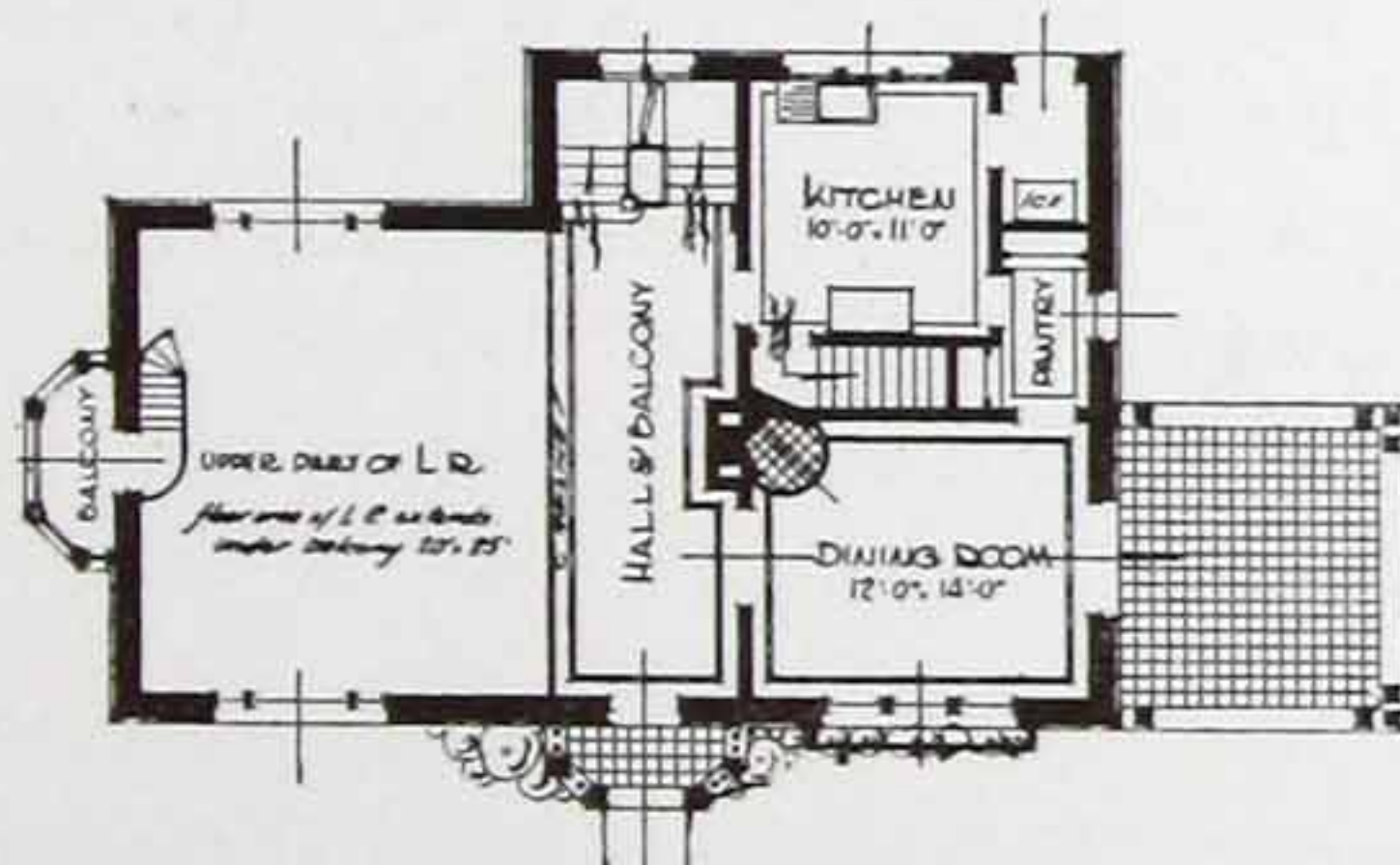
STUDIO-LIVING ROOM

An unusual feature of this house is the studio-living room, the floor of which is on a level with the basement floor. This provides a room two stories in height without loss of space on the second floor.

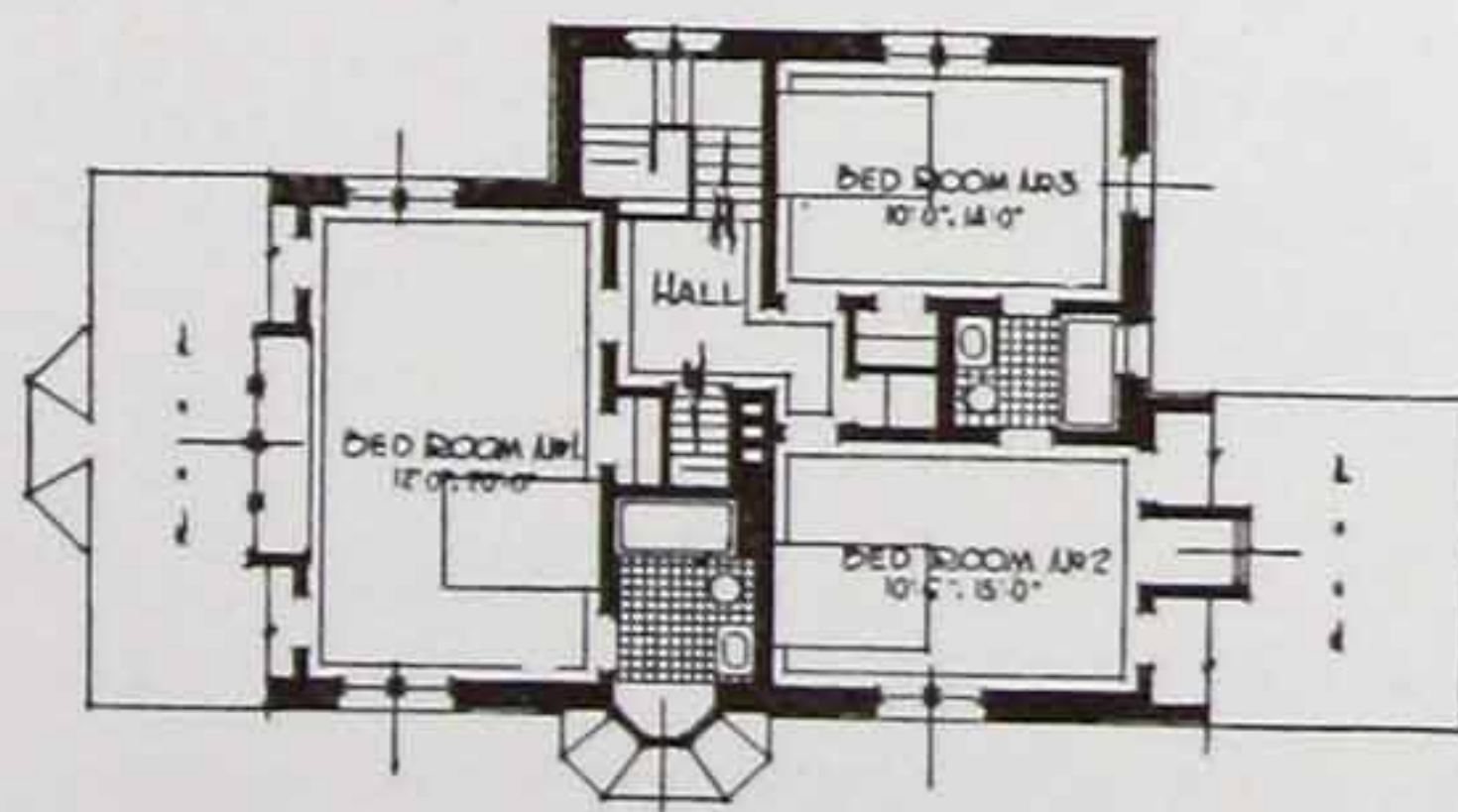
A balcony has been designed by the architects across one end of the living room. This balcony serves as a passage from the front entrance to the dining room, kitchen and the stairs. The balcony, also, forms an interesting feature in the living room.

There is an entrance to the living room from the garden at the lower level. Above this quaint entrance is a little balcony that is reached by a narrow stairway from the living room. The dining room and kitchen are arranged for convenient service.

Provision for the second floor without loss of space has been worked out by the architects. The exterior is a pleasing adaption of the English cottage style of architecture. A large central chimney suggests comfortable open fires within.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



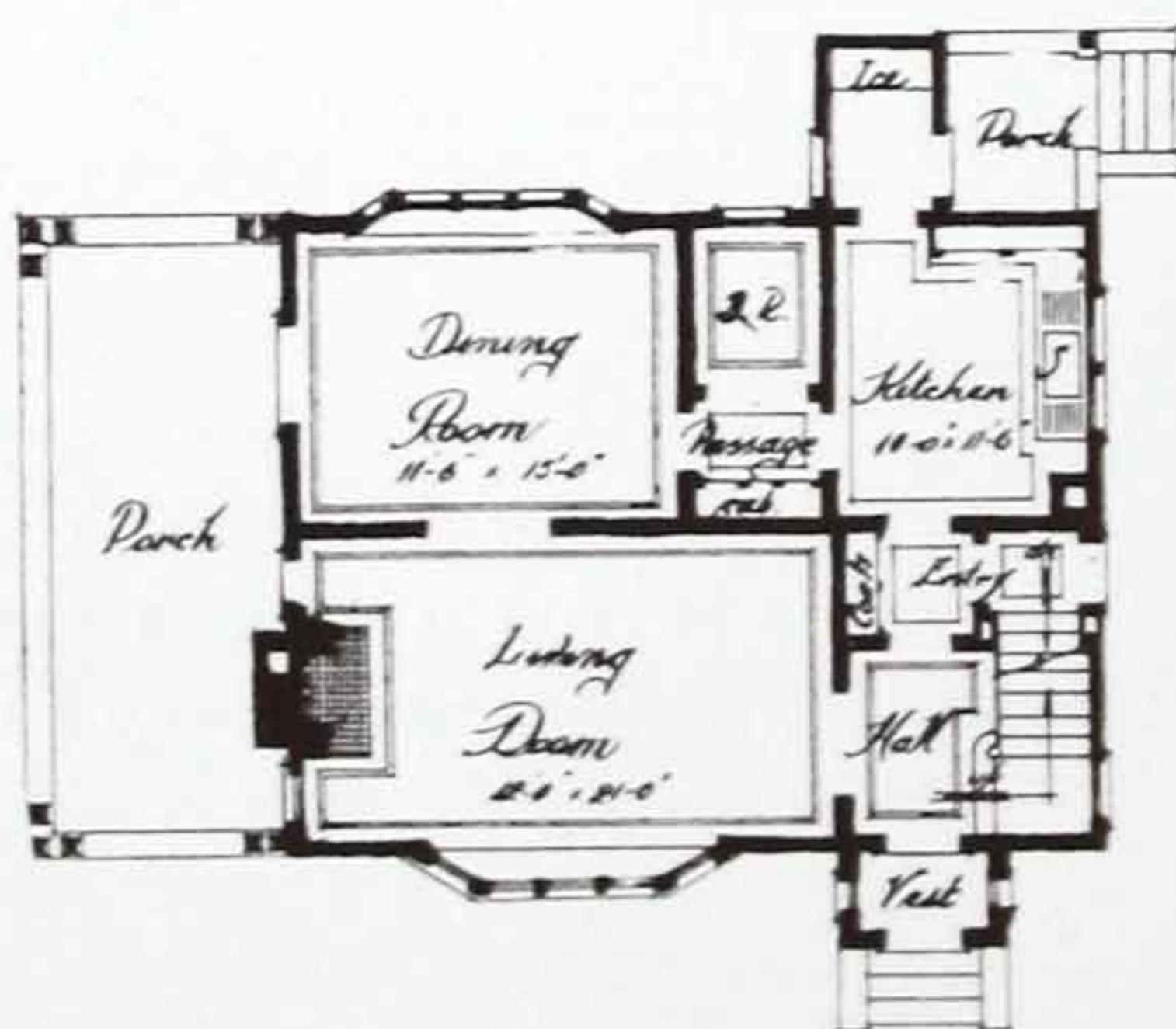
Design No. M-4

A COLONIAL HOME

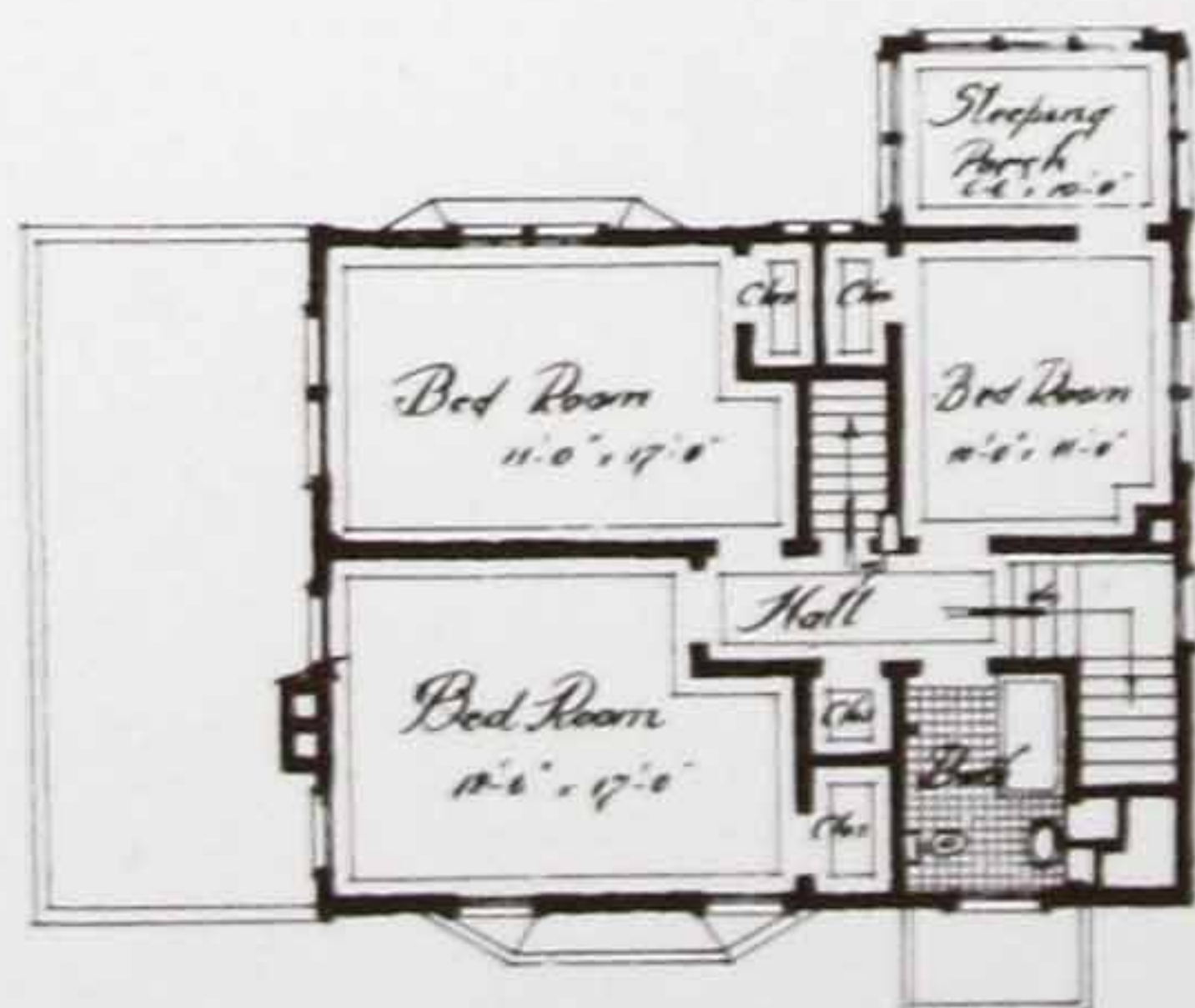
This house is rather interesting in that, while it is planned for stucco plaster on frame construction, its architectural composition gives the observer the feeling that the stucco is applied to solid masonry construction. This impression is given by the use of "quoins" at the building corners by setting ribbon tiles into the stucco at regular spaces.

The entrance is provided by an enclosed projecting vestibule leading into a hall from which the stairs lead to the second floor; this hall has direct access to grade entrance and basement stairs, and directly to kitchen. The living room is large and generous of wall space for furniture arrangement; the dining room is featured with a large bay on center axis, lending a beautiful vista to landscape treatment of yard, and has French doors opening onto a spacious veranda. The breakfast room placed between the dining room and kitchen is a noteworthy feature. The second floor is planned for three large chambers with plenty of closet space and a large tiled bath. The third floor is planned for servants chamber, bath and storage rooms.

Cost about \$11,000.



First floor plan

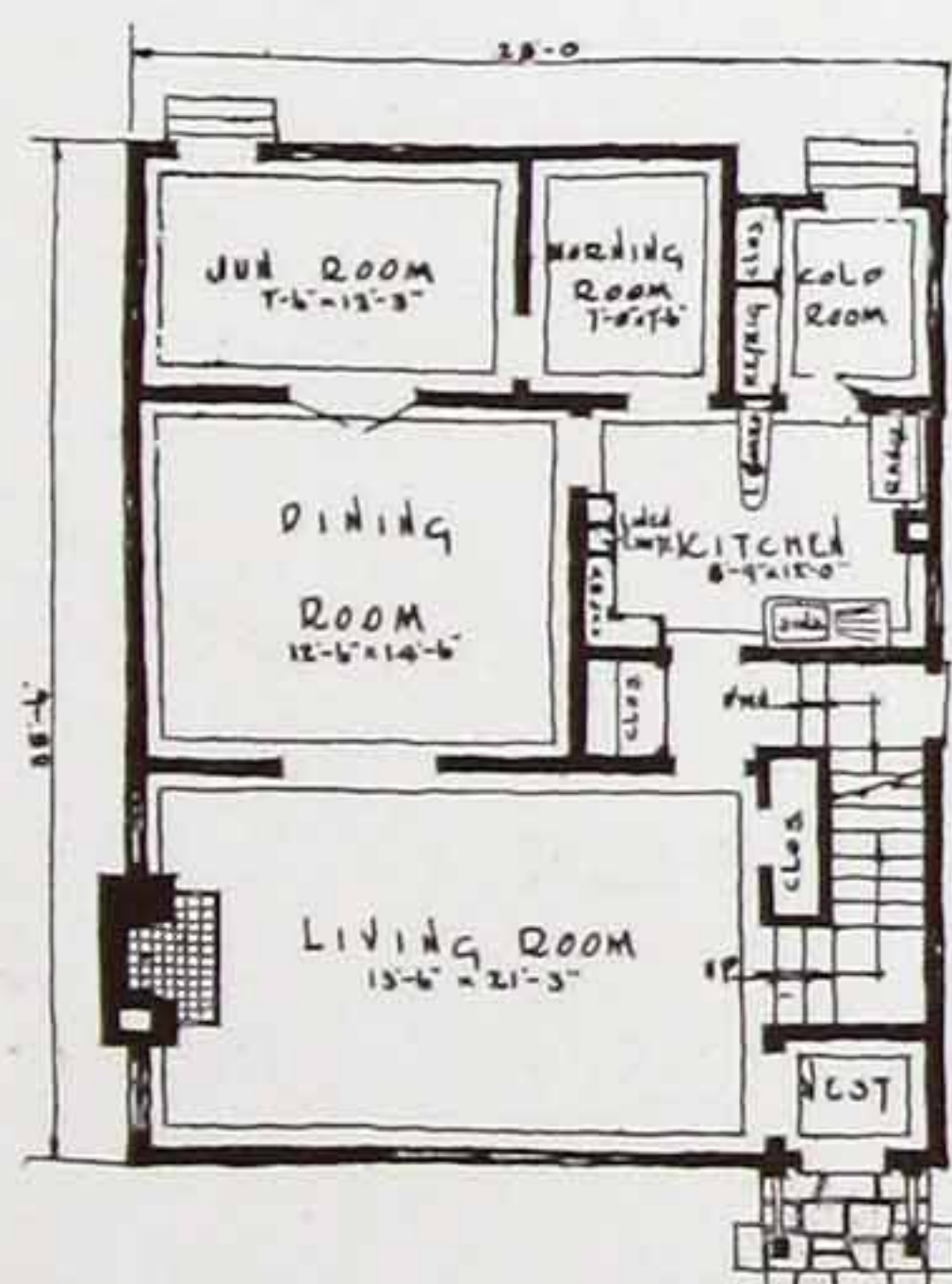


Second floor plan

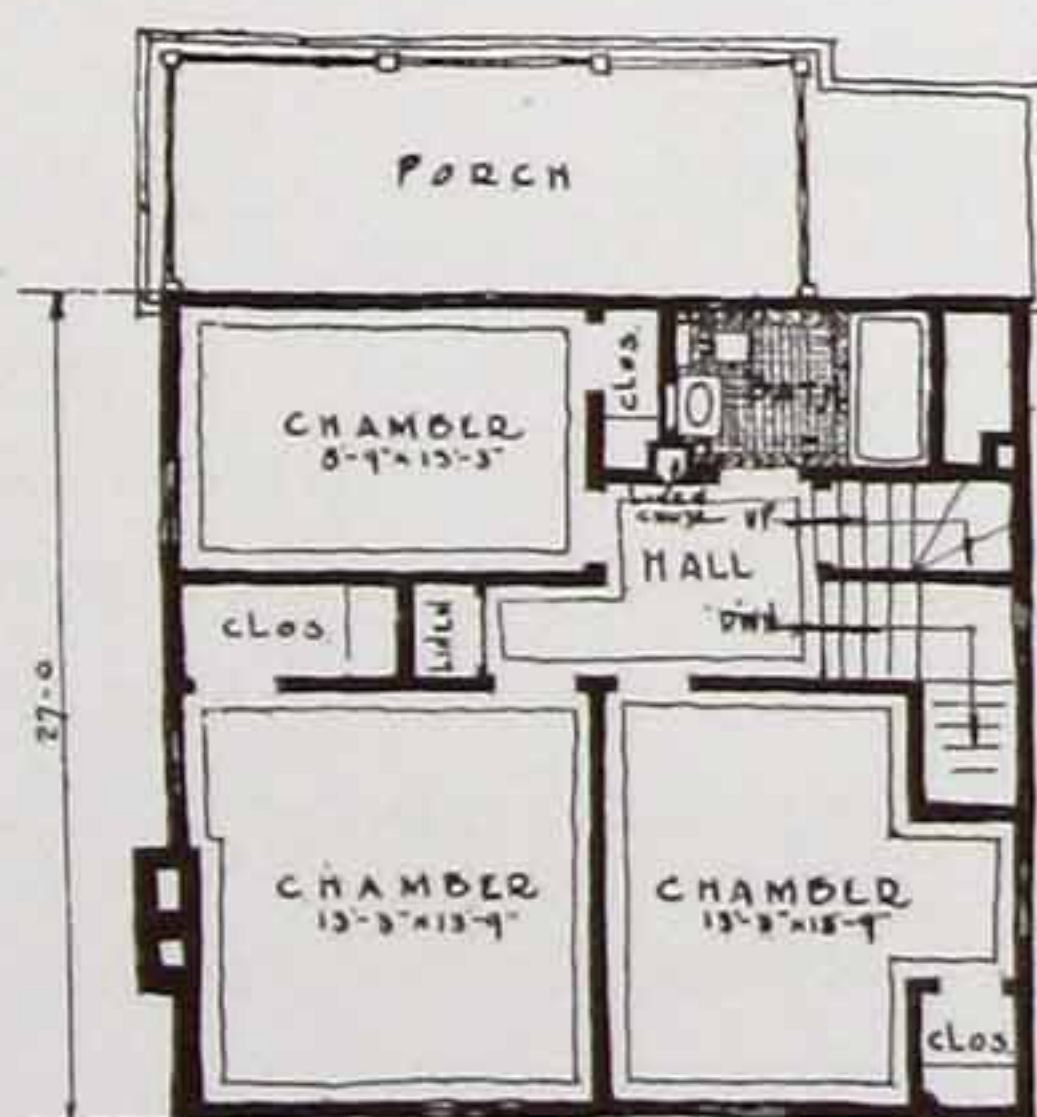
For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. M-1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AN ENGLISH COTTAGE

The above home is a splendid example of the cottage that appeals to the lover of English detail and tradition.

The entrance is provided by a closed tiled vestibule with coat closet placed in a very convenient location.

The generous living room has an abundance of glass area for light and ventilation and a large "coal burning" fireplace is provided which meets the view of the entering guest.

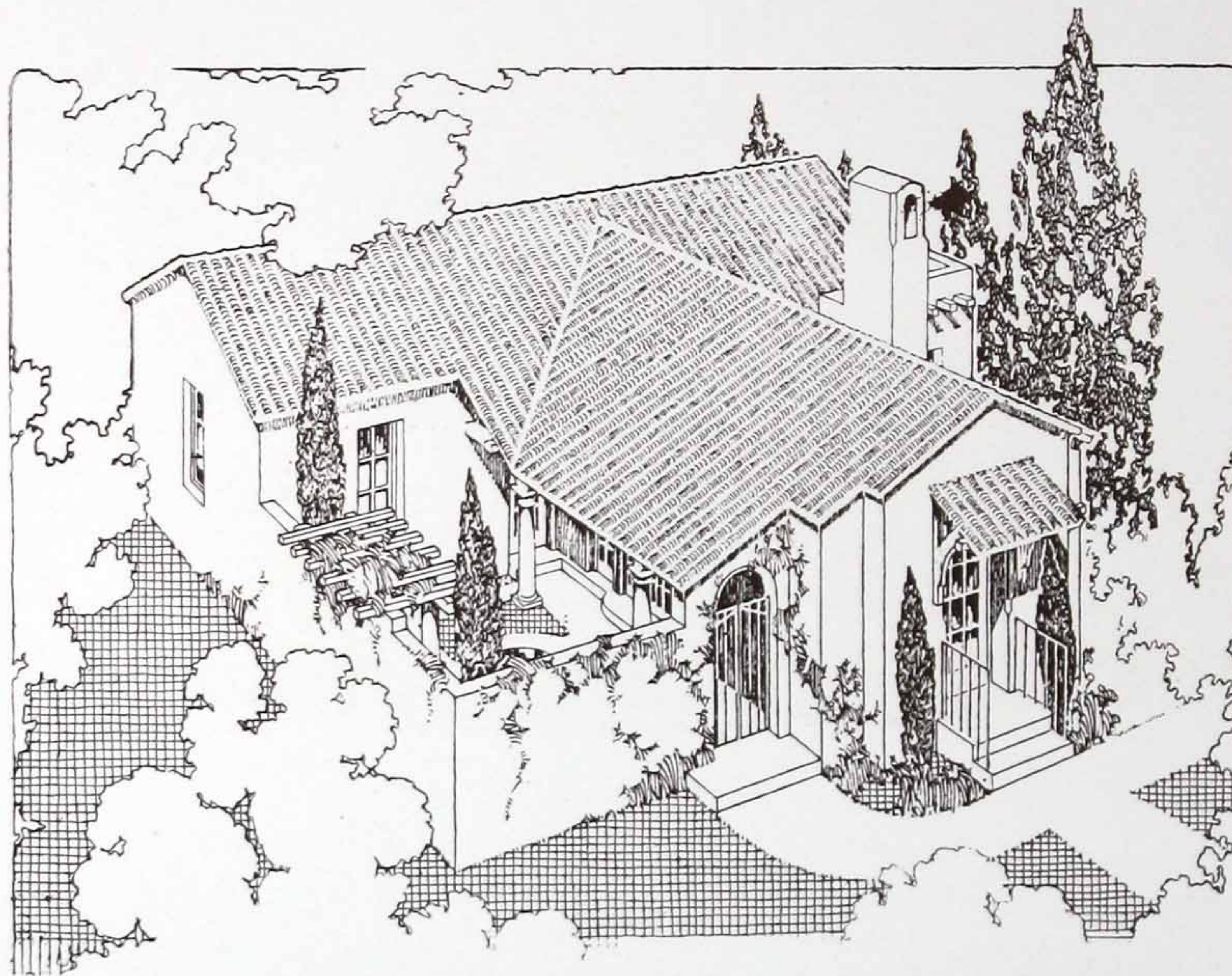
A fine feature of plan is the arrangement of the dining room, sun room and morning room unit, allowing the host to conduct the guest to morning room for breakfast without passing the kitchen.

The kitchen is well laid out and ventilated and has two exits.

The morning room is of such size as to place movable furniture in any position. The second floor has three sleeping rooms with plenty of closet space, and bathroom equipped with modern plumbing. The third floor is large enough to have a servant's room, trunk room and a maid's bath.

Cost about \$9,000.

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. X-5

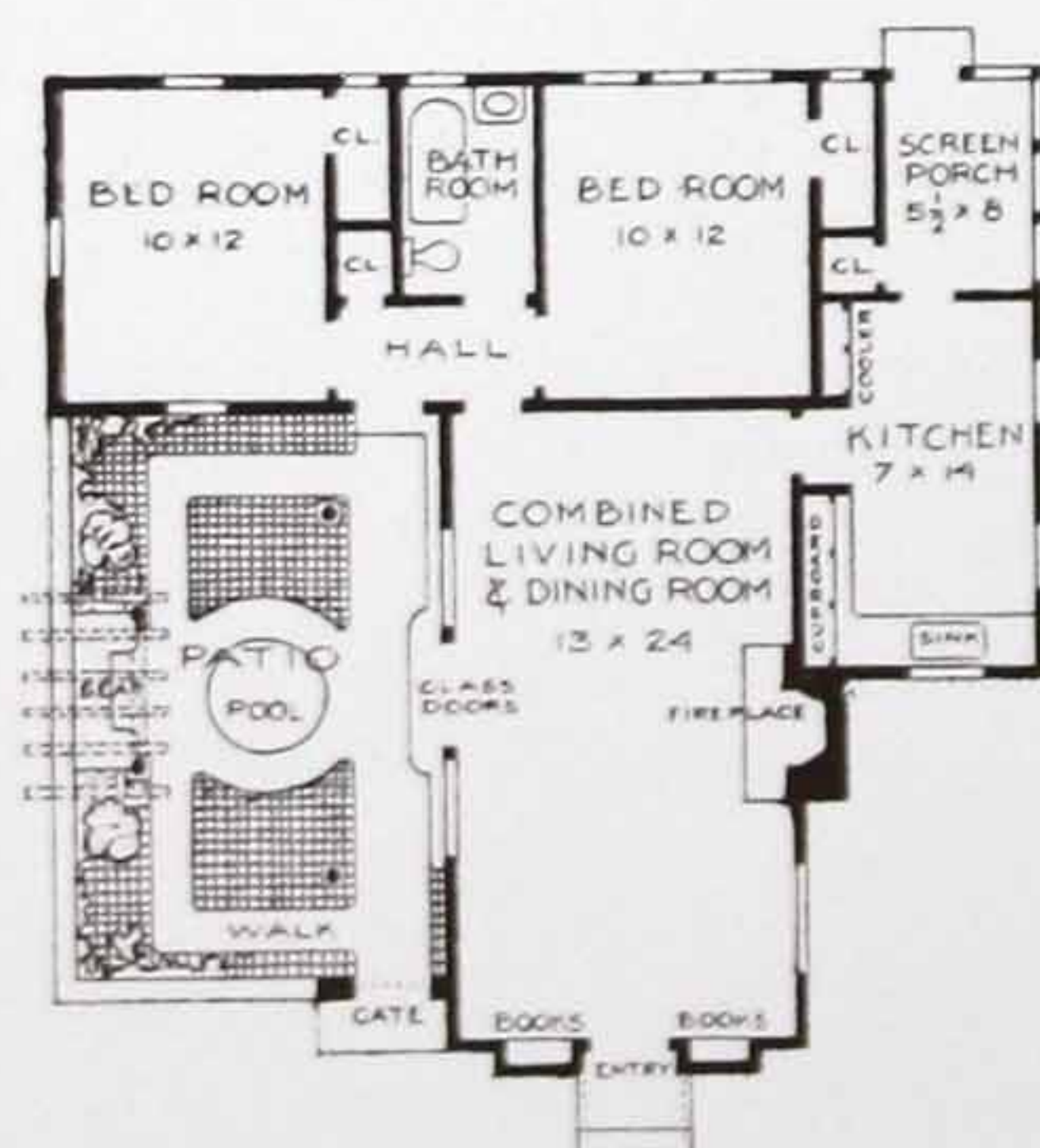
A BIT OF OLD SPAIN

This design breathes the spirit and romance of Old Spain.

In the plan of this little dwelling in the patio, with its pool, garden and vine-hung pergola, is virtually the out-door half of the living room, partly roofed and partly open to the sky. The high wall gives the privacy and seclusion which is the chief charm of the design.

The bedrooms and bath are conveniently and practically arranged, and there is ample closet room for each bedroom. The kitchen is of practical size and convenient to the combined dining and living rooms.

Altogether this design is unique, beautiful and practical.

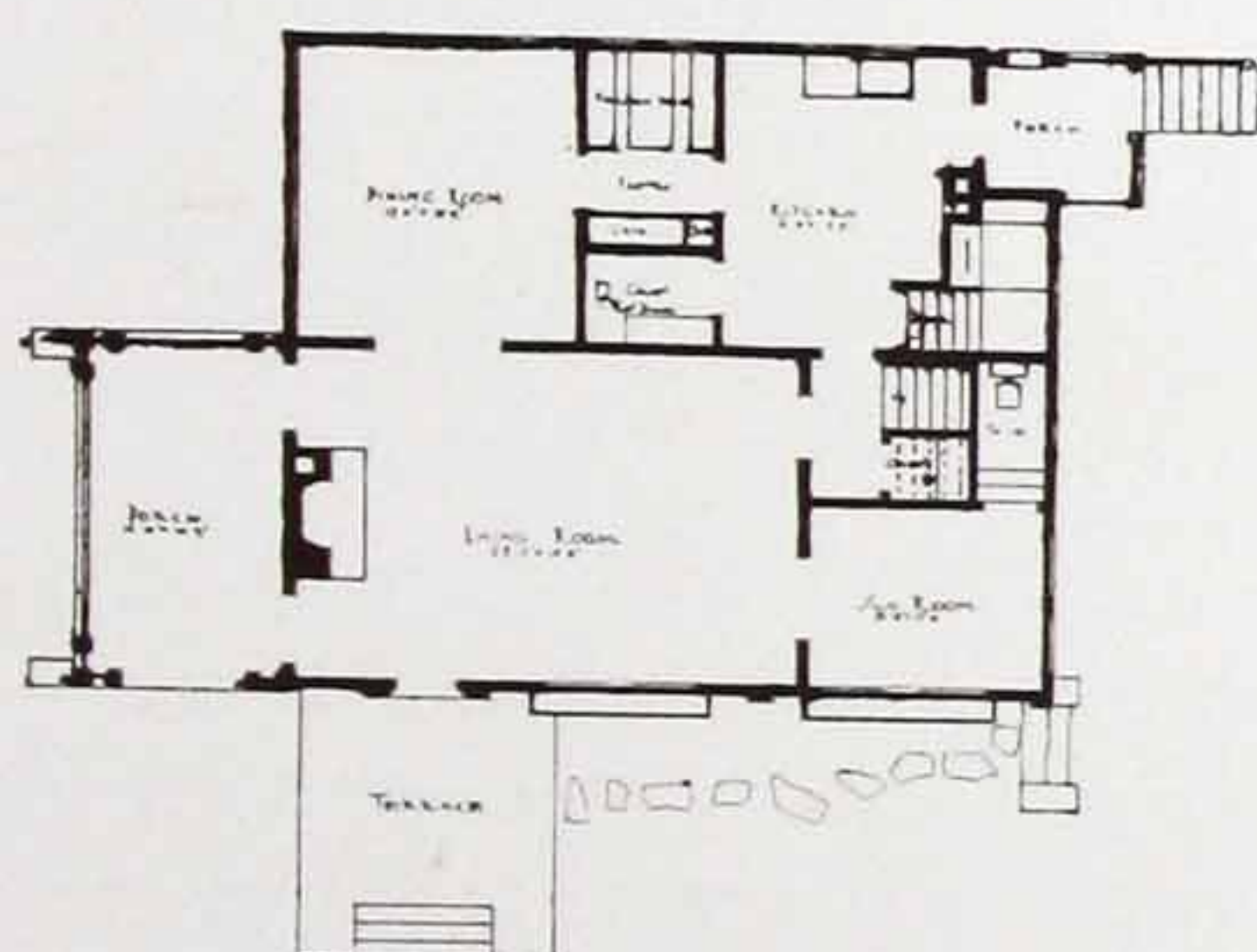


? Novelty

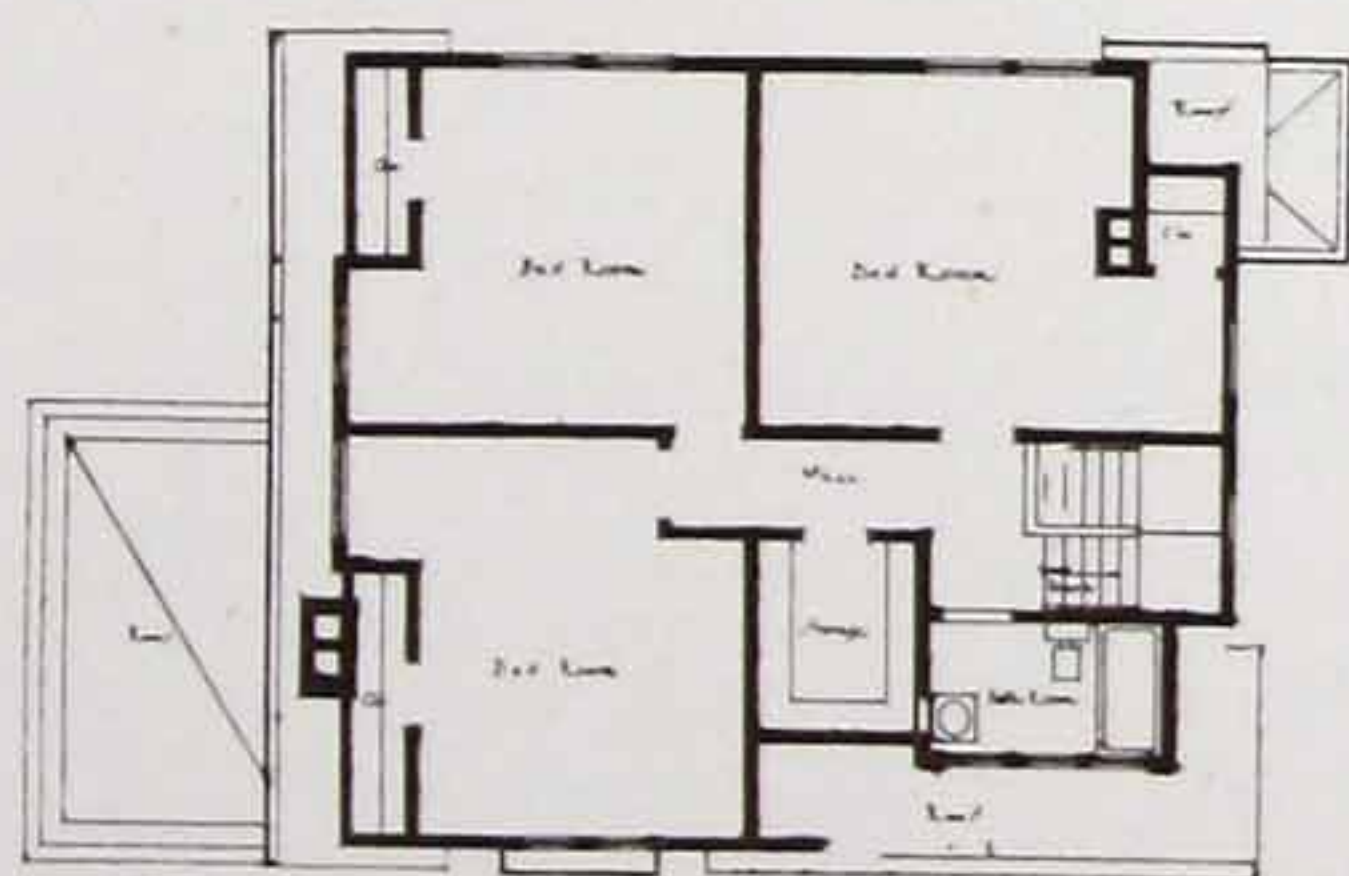
For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. D-4



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ATTRACTIVE COLONIAL DESIGN

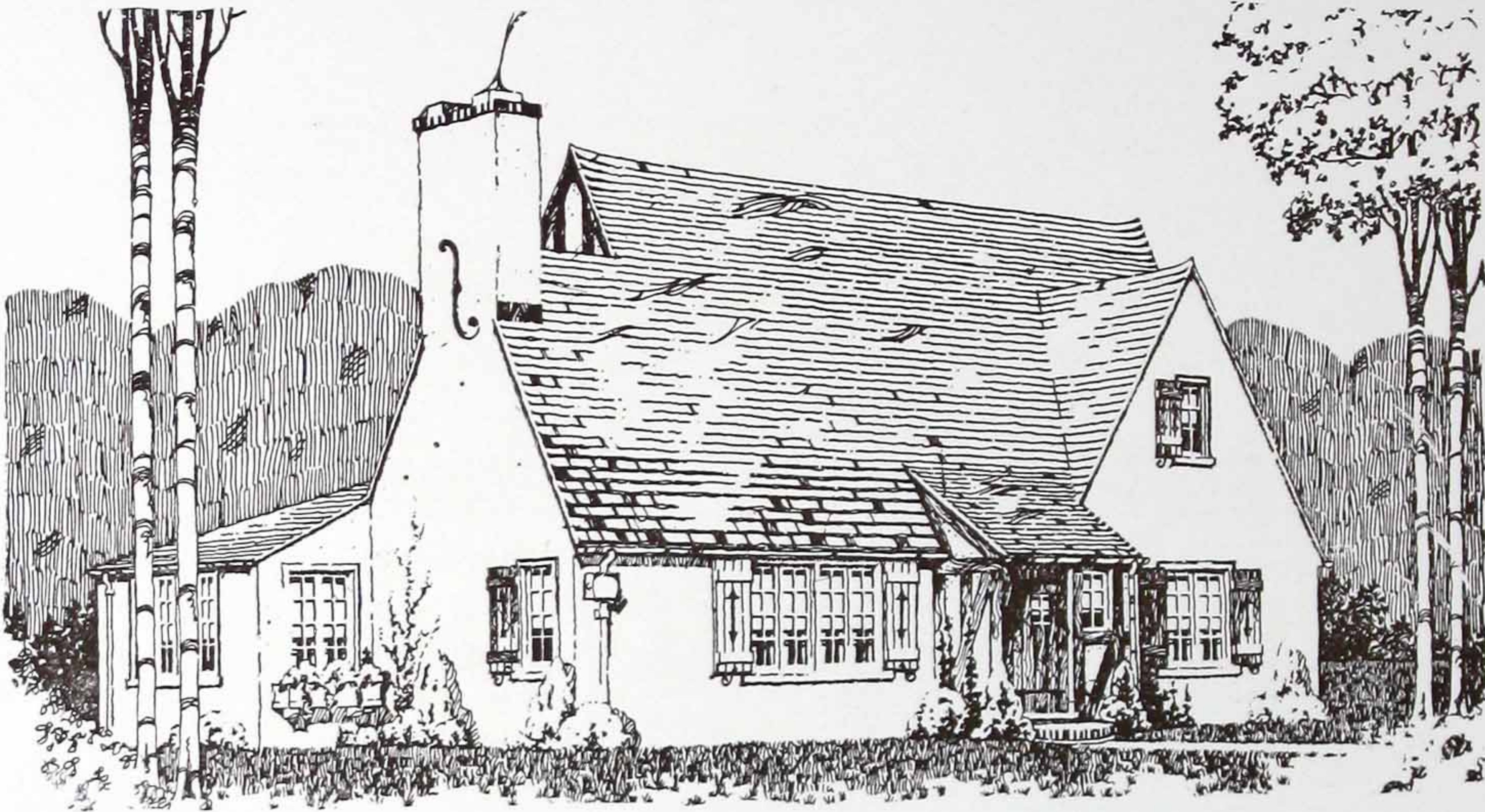
The residence above is of Colonial design and exceedingly distinctive from every angle. The warm, inviting atmosphere created by simplicity, straight lines and steep roof has made many earnest admirers.

The arrangement and size of the various rooms make this house a home to even the most critical visitor. The combination stairs to the second floor, the Pullman Diner and spacious kitchen and closets are also attractive features of the first floor. There are three comfortable airy bedrooms, each having spacious closets, a bathroom and large storage closet on the second floor. In the basement there is a large one-car garage, furnace and fuel room, laundry and storage closets.

The construction is of frame with stucco finish and shingle roof.

The cost of construction is about \$10,000.

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-92

AN ENGLISH COTTAGE TYPE OF CHARM

The sketch of the exterior shows a house of unusual charm, while the plans are economical and livable. The construction is of stucco on frame, the roof is slate, the half timber work is hand-adzed to give an antique effect.

The front door opens into a comfortable vestibule, which has a coat closet adjoining. From the vestibule one obtains a fine vista across the living room and into the sun porch beyond.

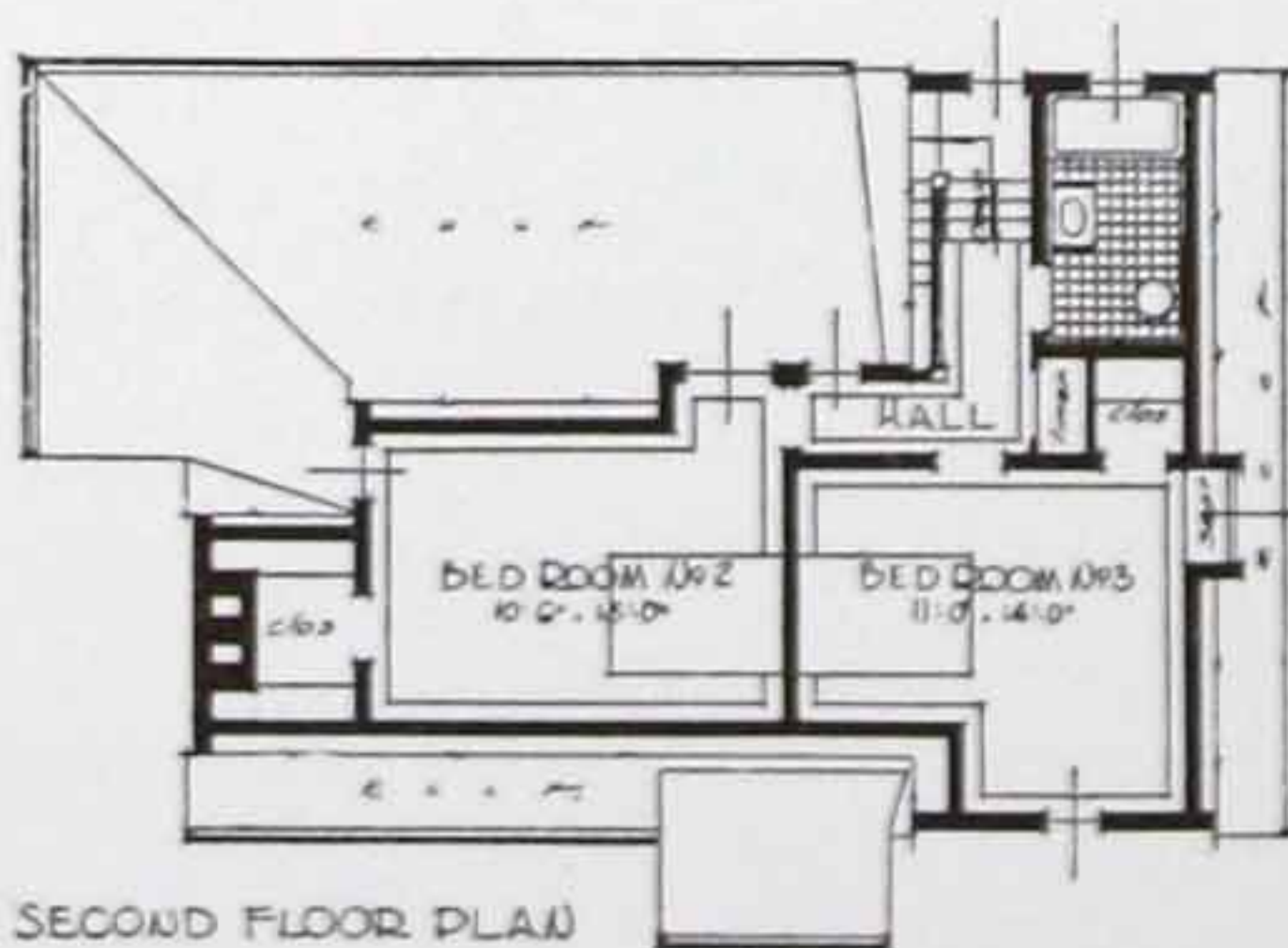
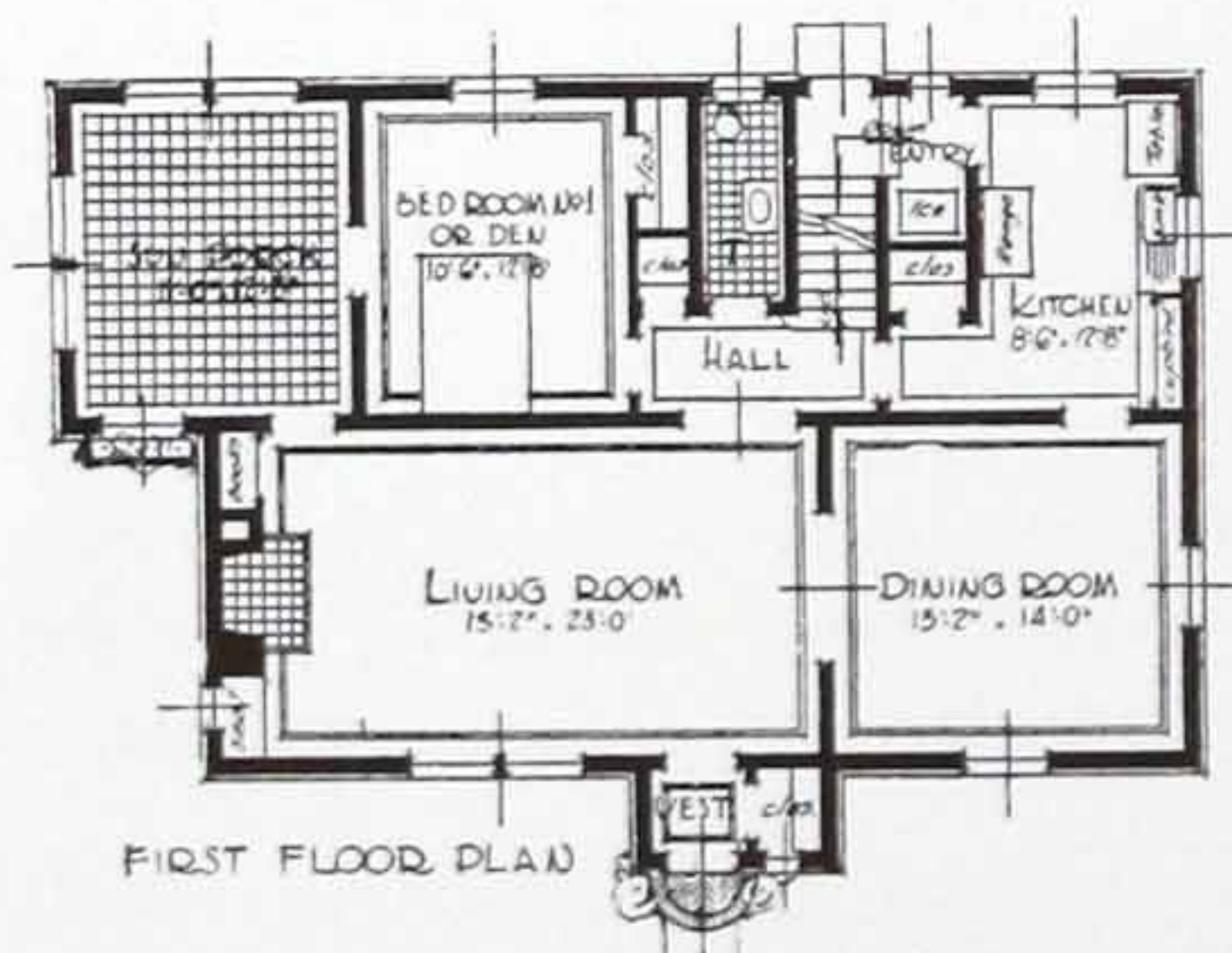
The living room is large and has a fireplace with built-in seat and bookcase. The dining room centers on the living room, giving a spacious effect to the interiors.

A generous sun porch, a den or bedroom, and a convenient kitchen are also provided.

A toilet room connects with the hall. This is a real convenience.

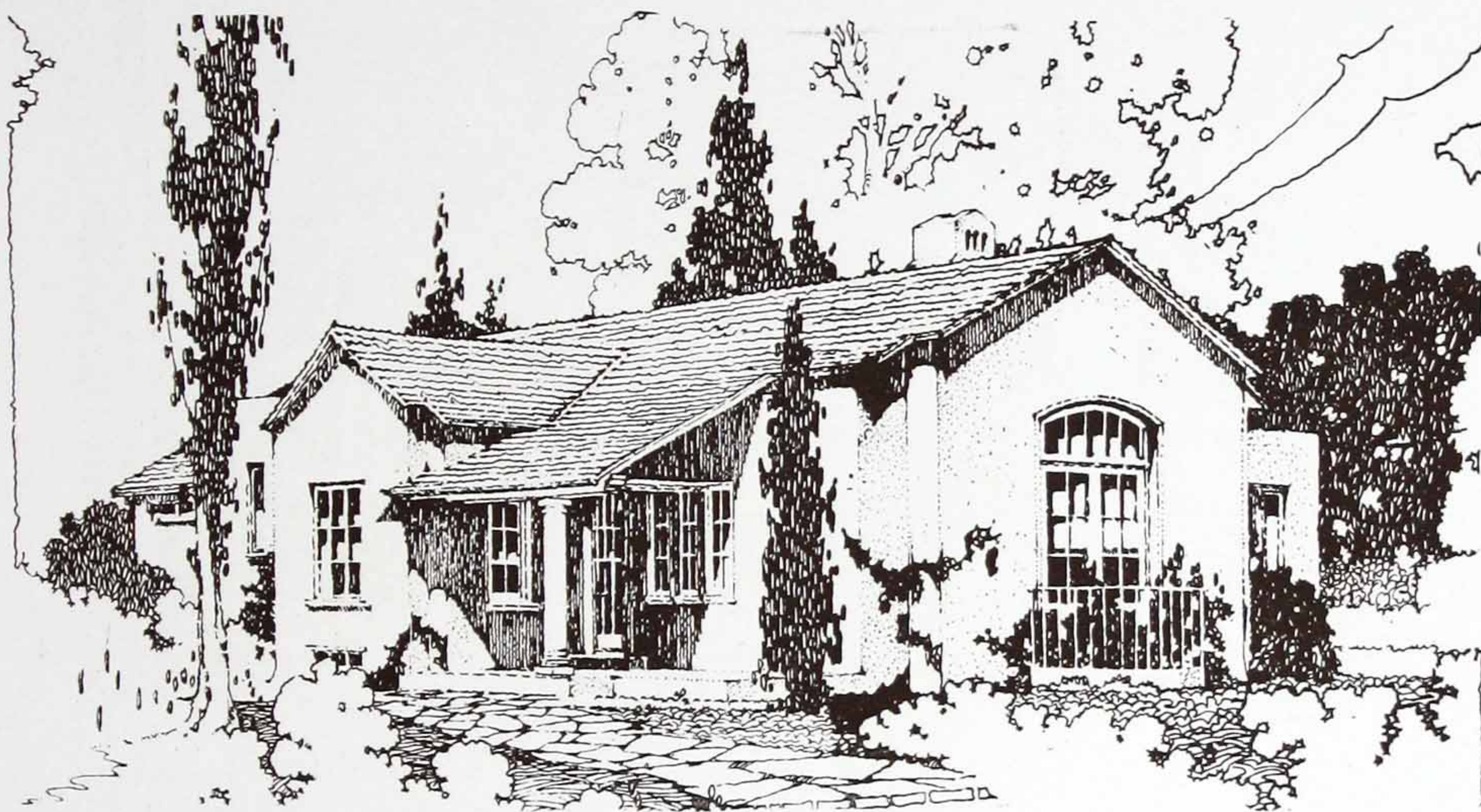
On the second floor are two bedrooms and a bath. A cellar extends under the entire house.

Cost about \$10,900.



? 1914

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



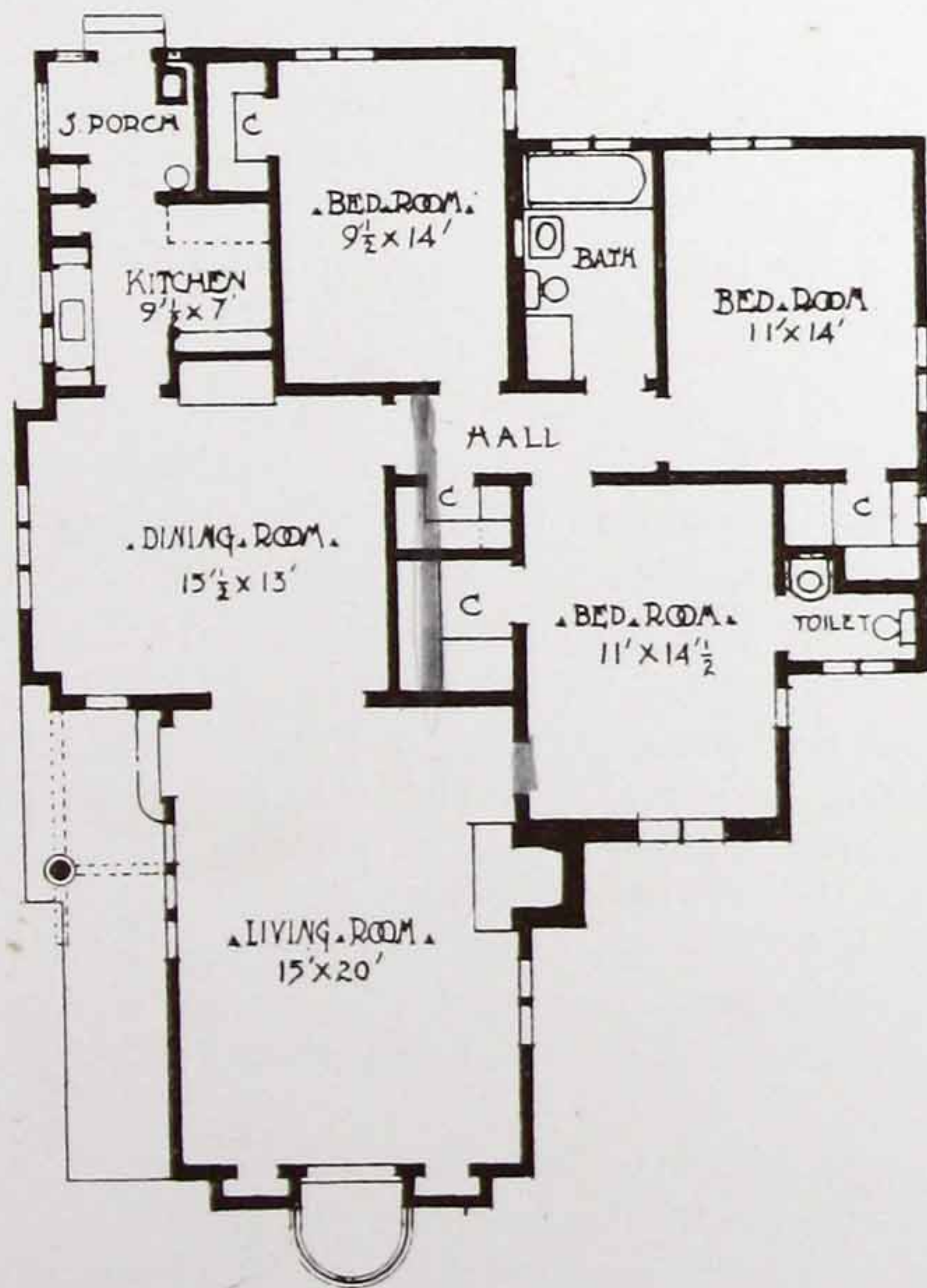
Design No. X-12

A SIX-ROOM HOUSE WITH TWO "FRONTS"

A Successful Solution of the Corner Lot Problem

The one element above all others that gives style and character to the exterior design of a dwelling are roof lines. By this is meant not a jumbled-up mess of hips, ridges and valleys, whose only reason for existence, is to be different. What is meant is this: the resultant composition should, grammatically speaking, form a complete sentence, rather than a jerky series of exclamations.

In the design of the dwelling here shown, anything that smacked of freakishness has been consciously avoided. Every line is a logical and consistent outgrowth of the plan. You can not define the result as conforming to any particular architectural style. It is not Spanish. It is not English. But it *is* logical. And it is *not* extravagant or jazzy. It is merely a simple six-room dwelling that has successfully and economically conformed to all the conditions that governed its creation.



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Design No. A-86

AN ENGLISH HOUSE

This house avoids the commonplace in design; in every detail it shows unusual character. It is a house that would stand out in distinction from its neighbors.

The architects have so handled the roofs that a pleasing variety in form and outline is obtained. The entrance gable has the roof eaves brought down to the tops of the first-story windows, and the plain stucco walls of this gable form a fitting setting for the heavy oak doorway. The half-timbered gable gives an interesting variety.

The walls of the house are finished in stucco. The roof is of slate in various colors and sizes. The chimney is hard burned red brick, and the timber work, window frames, etc., should be stained a weathered gray, preferably quite dark. This would give a pleasing color scheme that would be quite in keeping with the design.

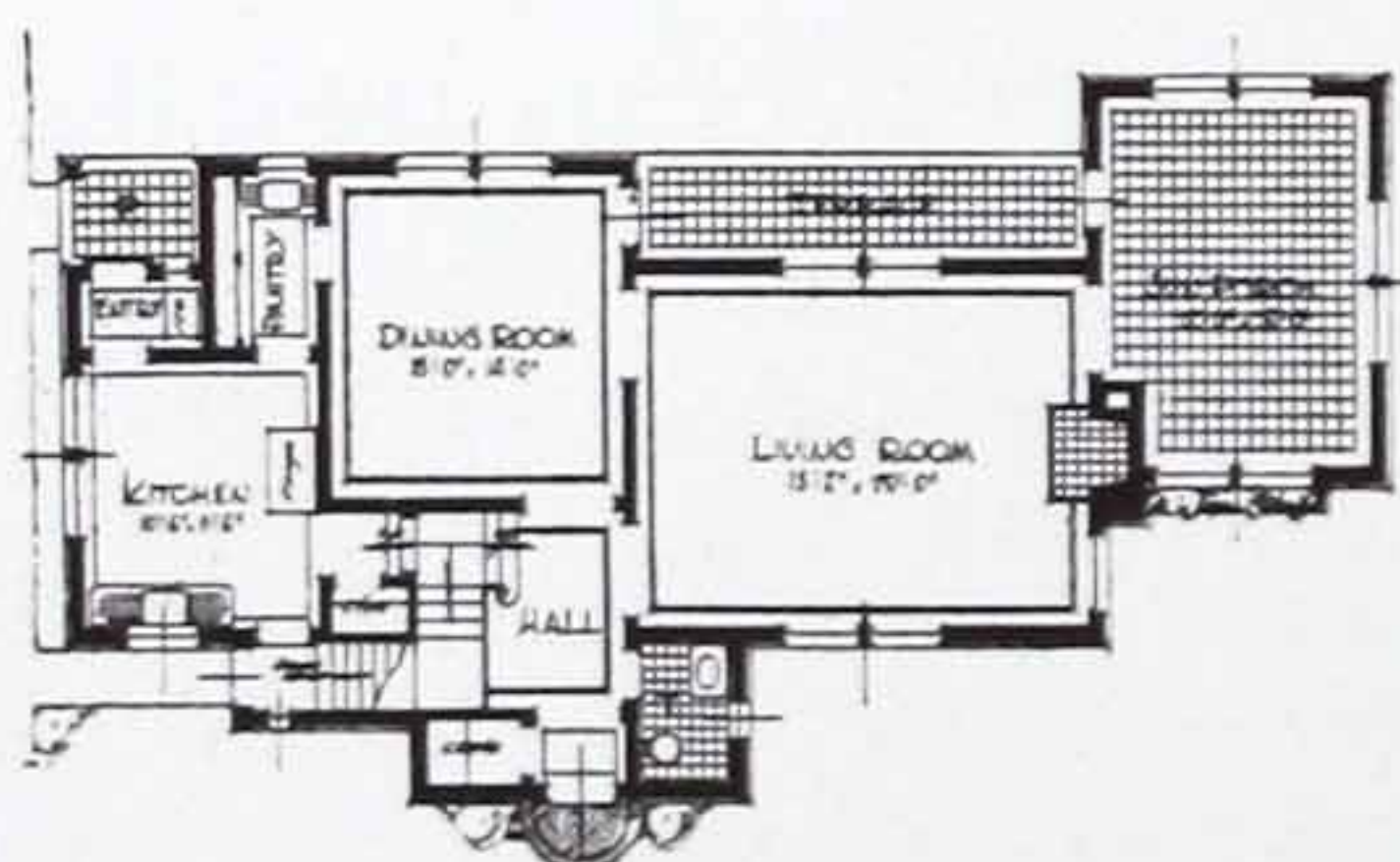
All windows are of the casement type. The necessary coat closet and the very desirable toilet room are both provided near the entrance door.

A small stair hall gives entrance to the living room, the dining room, and provides the stairway. Steps from the main stair platform to the kitchen (with a door) eliminates the service stairway.

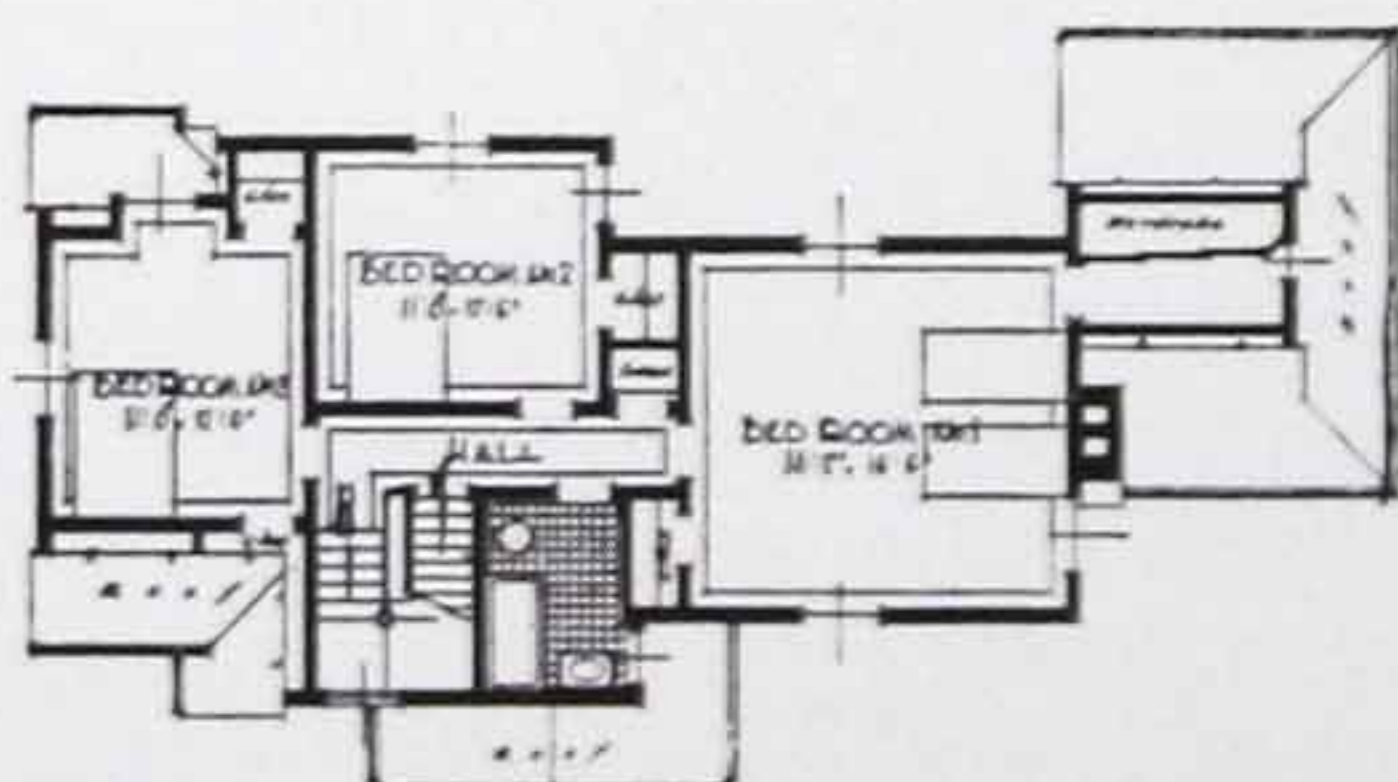
On the second floor are three bedrooms, all well laid out. A large bath is provided. There are plenty of closets. A stairway leads from the second floor to an attic.

A cellar is provided under the entire house, and here is the heating plant, the laundry and such.

This house should have a lot with 75 feet frontage to give it a proper setting.



FIRST FLOOR PLAN

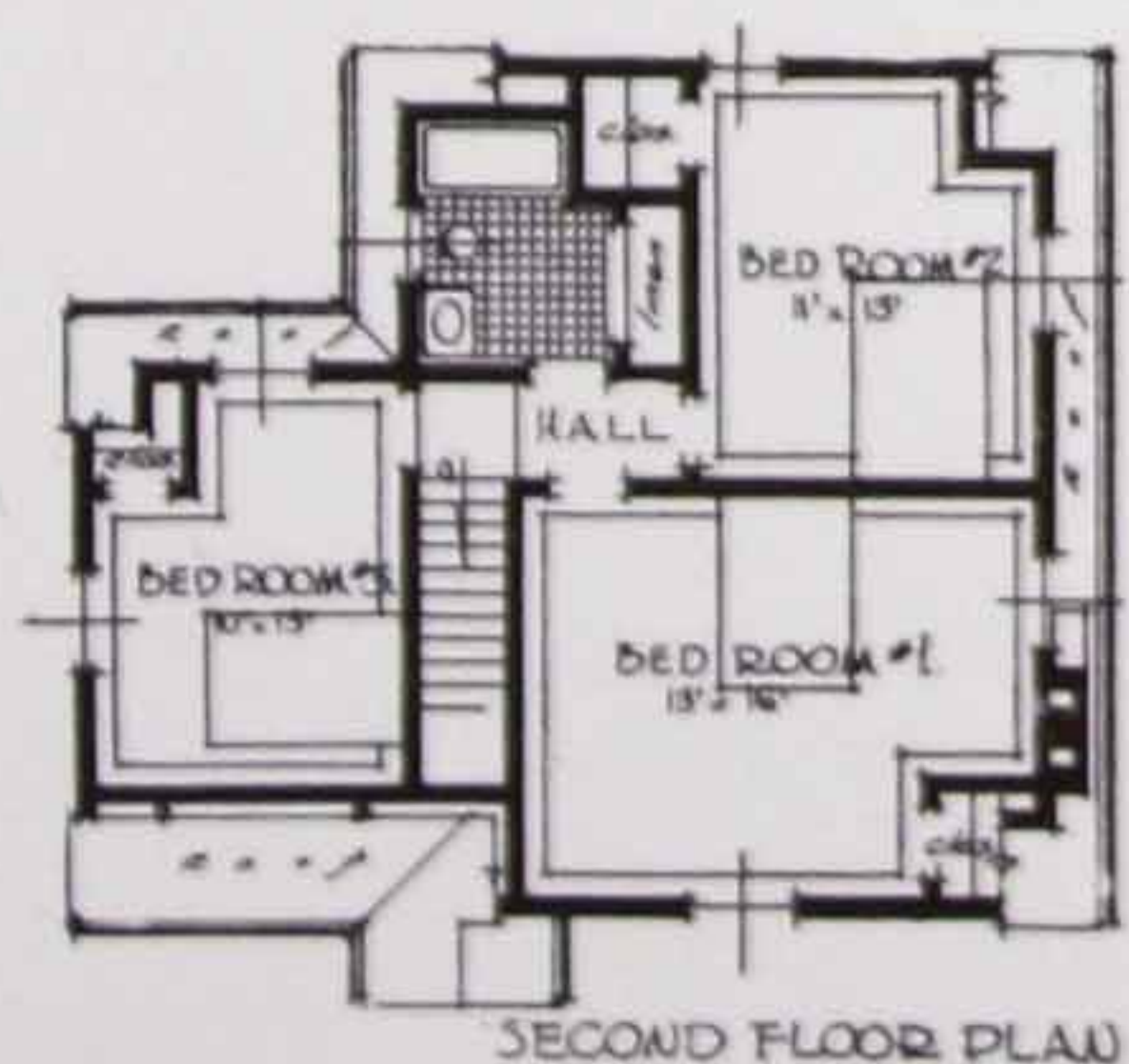
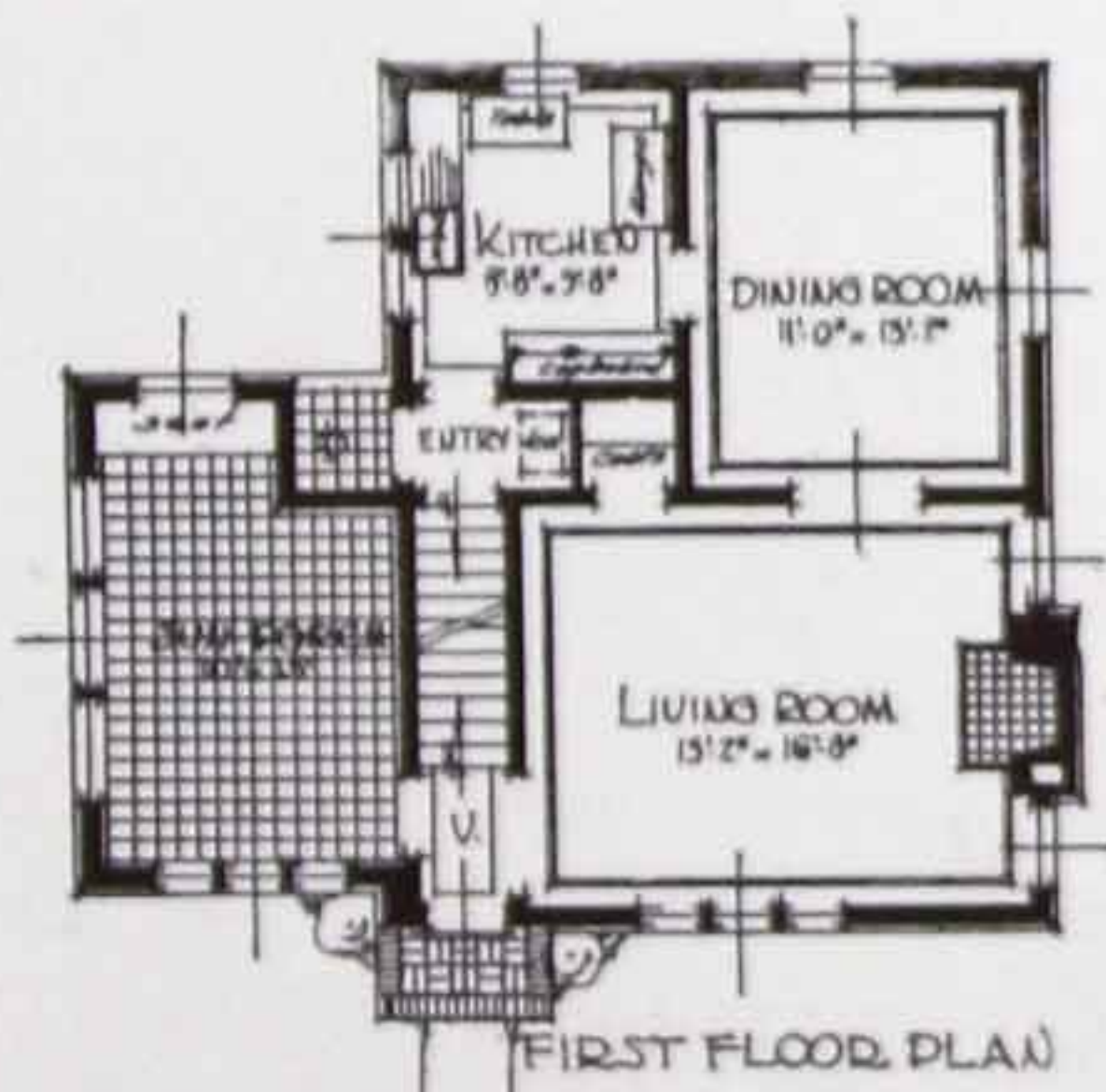


SECOND FLOOR PLAN

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. A-102



A GABLED ENGLISH COTTAGE

The modern adaption of the old English cottage type is becoming every day more popular and the reason is obvious — weary of the traditional Colonial houses which though in excellent taste, are rather numerous, the present day public demands a change, and they find it in the English style.

The stucco cottage shown herewith is a good example of this prevailing type. It really has an antique look of its own. The warm cream stucco, applied with a rough surface, the batten shutters and the door, with wrought iron hinges and exterior hardware, all add to its attractiveness, while the half timbered dormer and quaint chimney with its surmounting pots, call to mind the real English home.

There is a good sized living room, a dining room, well appointed kitchen, and small vestibule on the first floor, together with an attractive sun porch.

Here is a house that will delight the home builder, proving a source of lasting enjoyment and satisfaction.

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For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. N-2

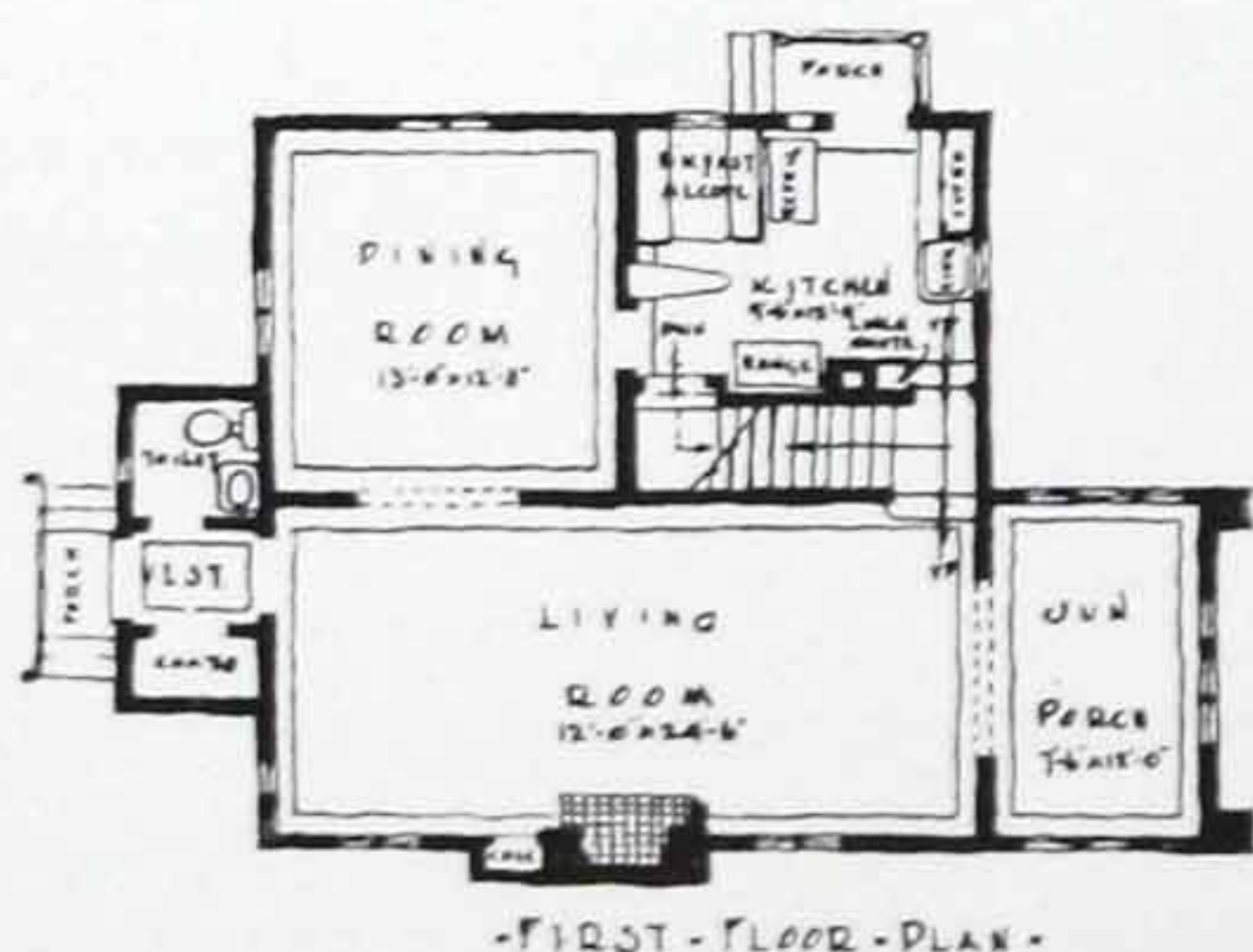
AN ENGLISH COTTAGE

This house is 26 ft. x 26 ft. over all with sun porch and vestibule. It contains the combination stairway, built-in ironing board, breakfast alcove, linen chute, airing porch on rear and has a maid's room with bath in attic if desired.

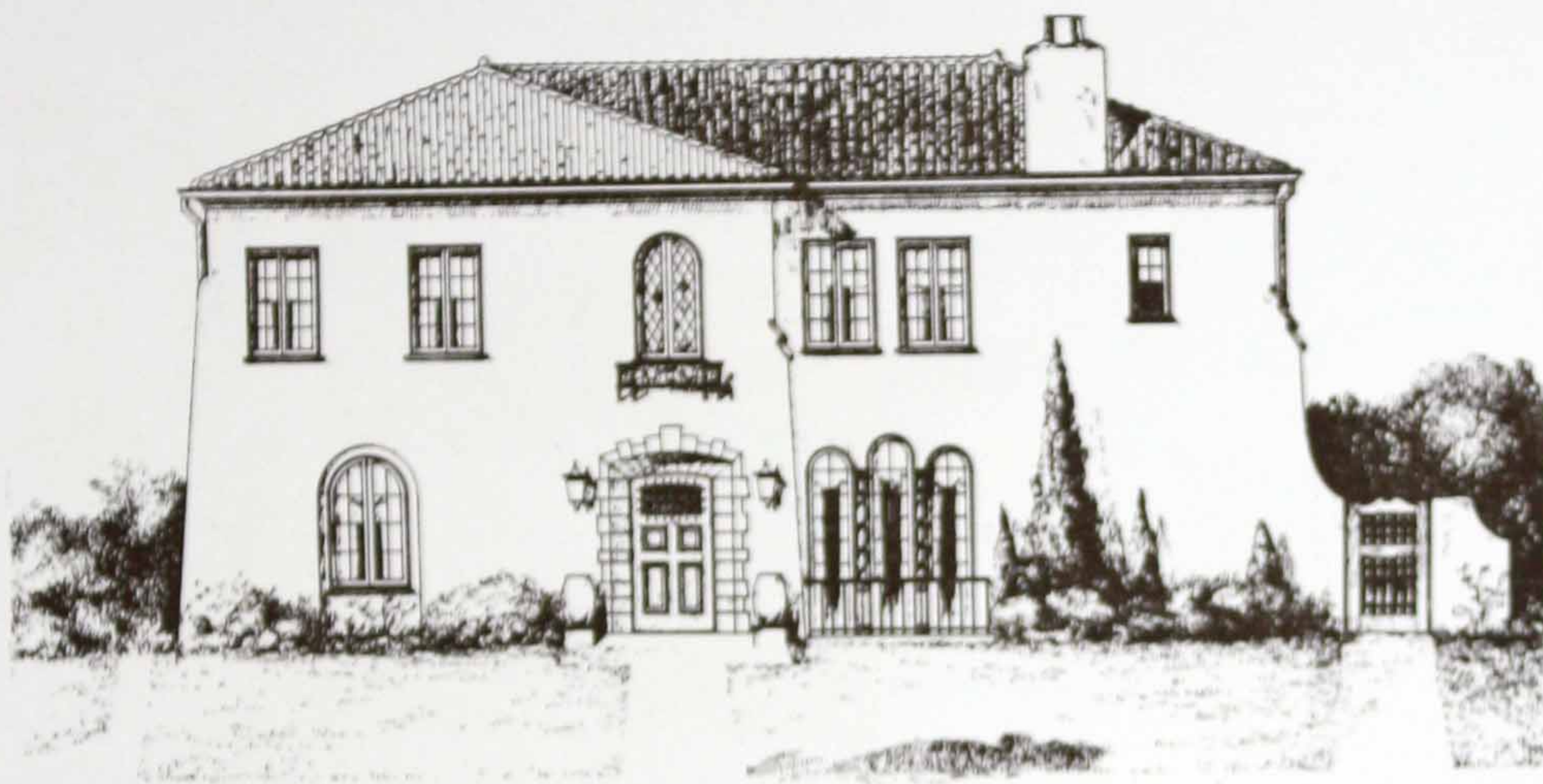
The toilet on the first floor is handy to the living room and there is a coat closet across the vestibule from it. A two-car garage is included with the plans as shown in perspective.

This house has been estimated to cost around \$11,000.

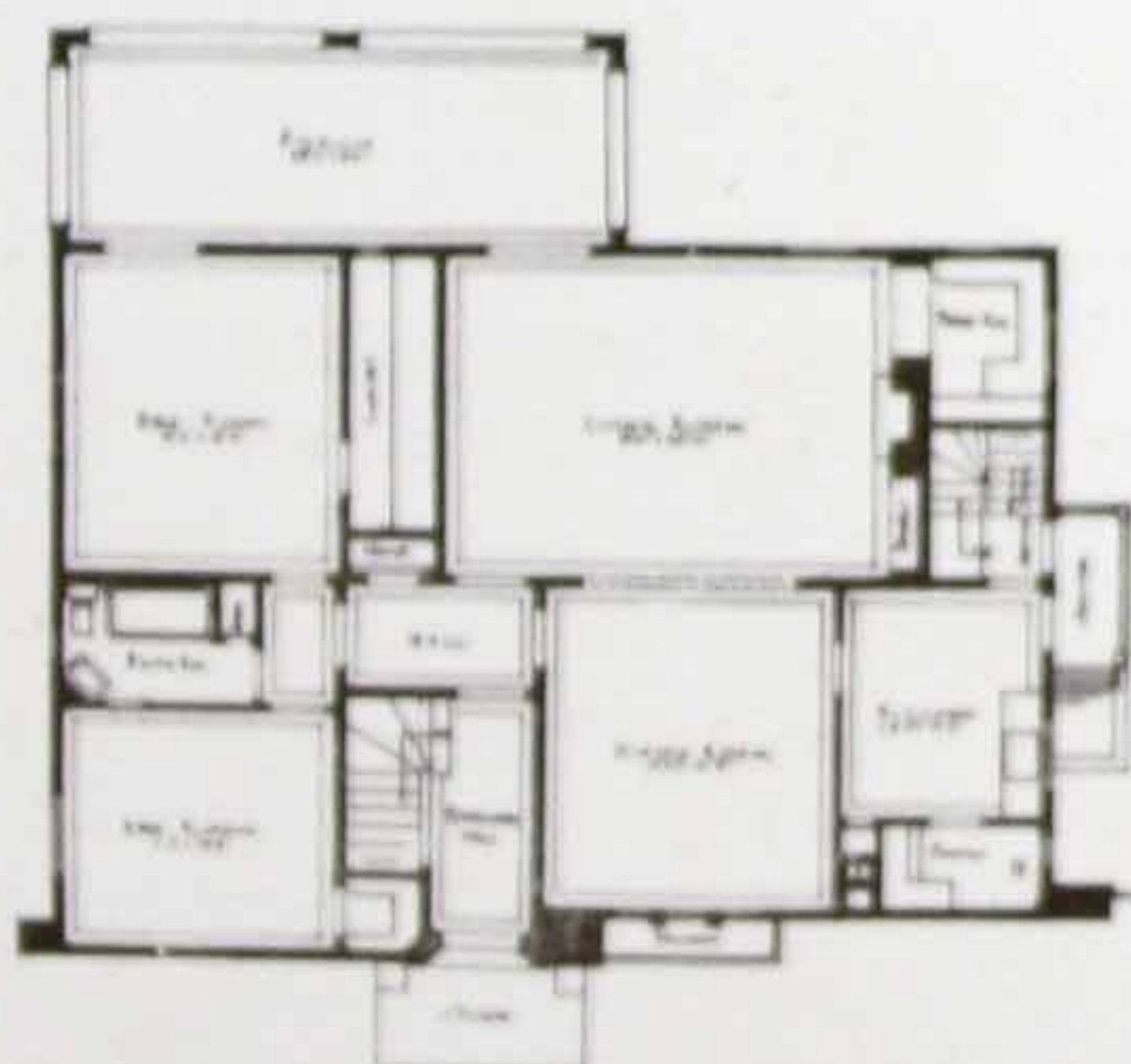
The first floor is finished in gum stained mahogany; the second floor in yellow pine, enameled ivory.



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Design No. D-2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A TWO-FAMILY HOME

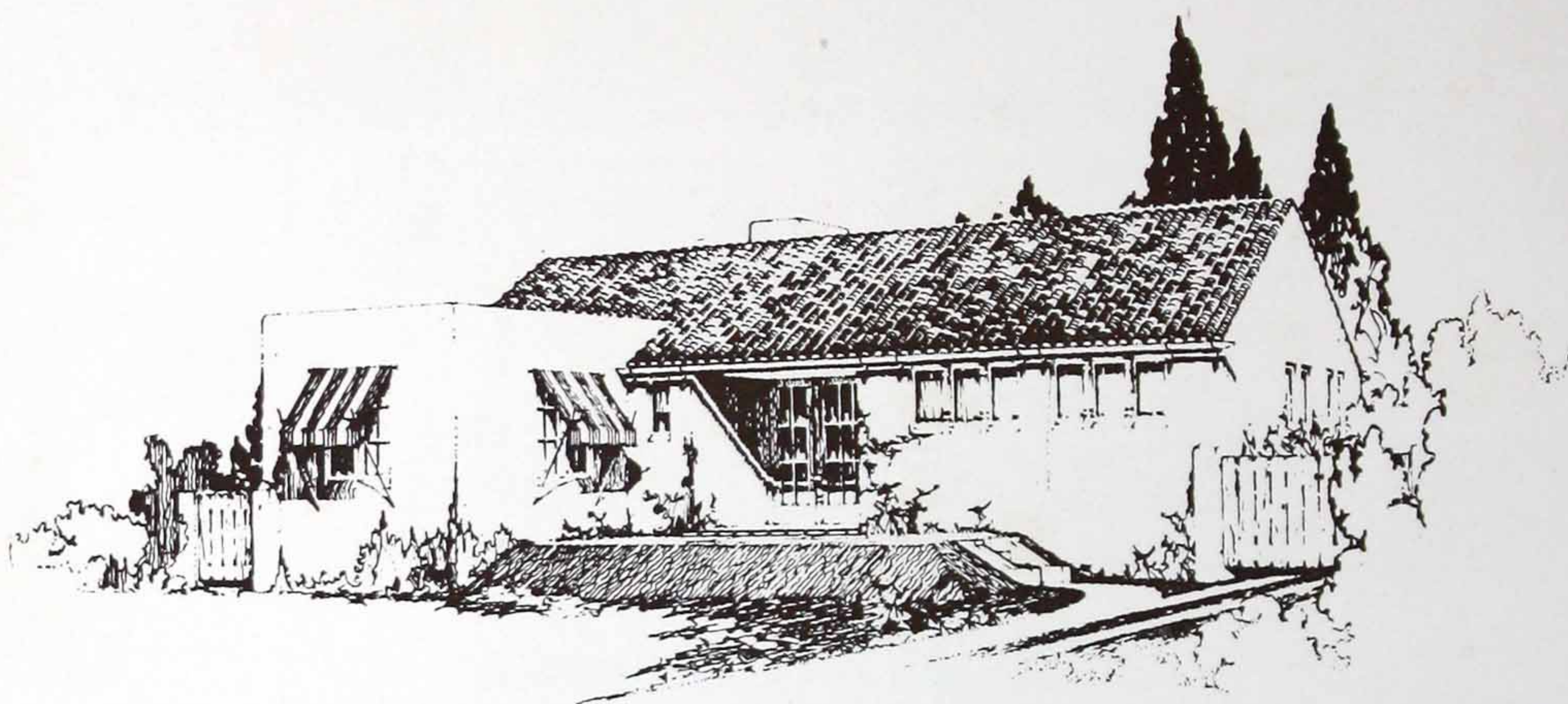
The picture is of a two-family home with Spanish Renaissance influence. The exquisite lines of this house made possible by the simple treatment of the windows and doors and by careful handling of the ornamental features, have made it a structure of exclusive individuality. Tile, wrought iron balconies and grilles, leaded glass and carved stone work against a stucco background are embodied in the design.

The house is entered through a well designed entrance and stair hall, thence into a private hall for each apartment from which one enters a large, simply designed living room. Off the living room is a vista of the dining room through a plaster arch opening. Off the private hall are the sleeping rooms, two large, well-ventilated bedrooms, conveniently located on either side of a well appointed bathroom, with a passage between. Large bedroom closet and linen closet are found to be a part of this wing of the house.

A three-car garage with maid's room, servant's bath and laundry, and storage rooms for each apartment, and a heater room occupy the basement floor.

The cost is about \$18,000.

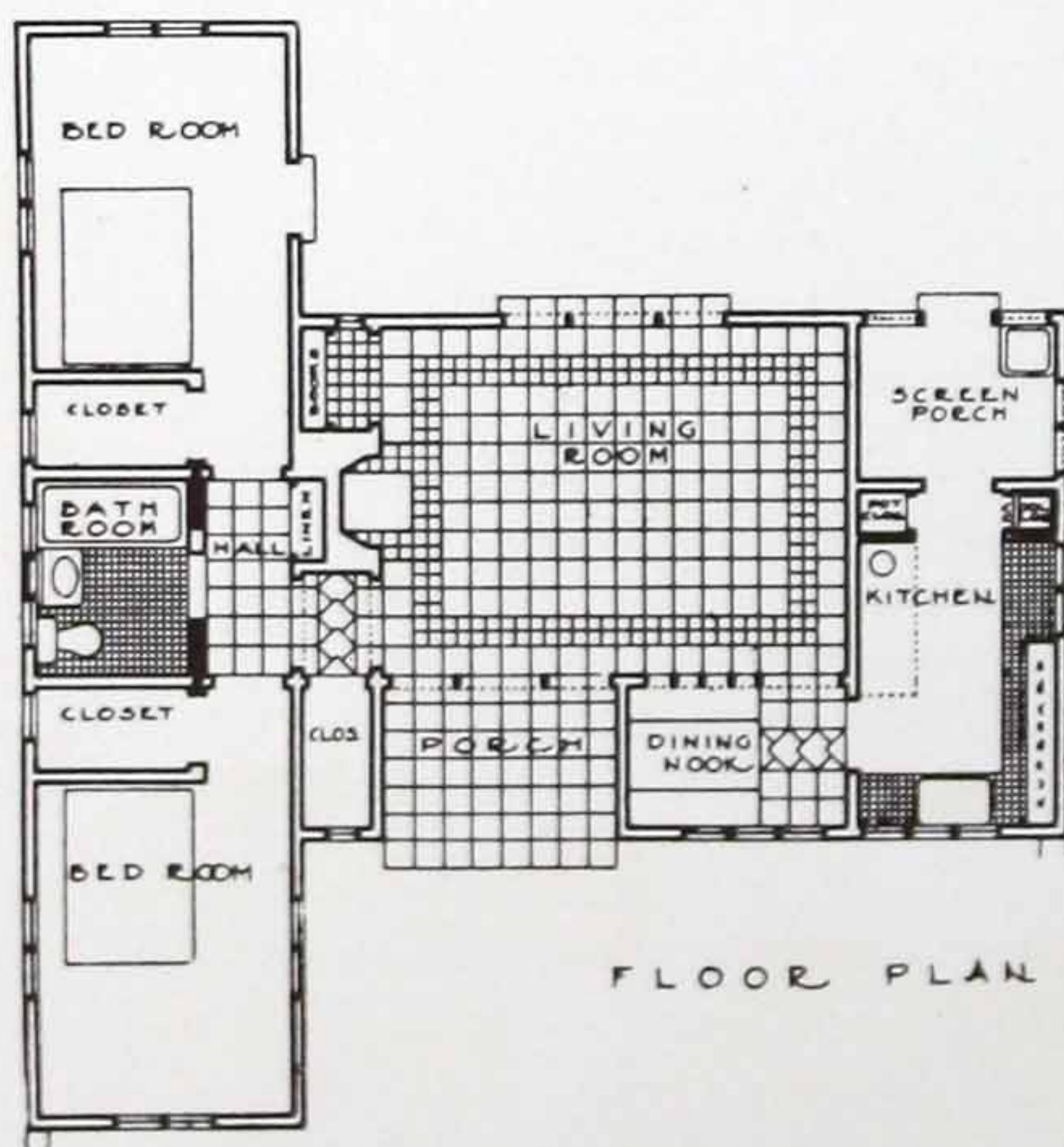
For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio



Design No. X-13

SPANISH COLONIAL DESIGN

This tiny dwelling was designed along the lines of the old "adobes" of Mexico. The exterior stucco shows the sweep of the trowel. The roof is of red clay tile, laid with just enough irregularity to kill the "machine-made" appearance. The projection to the front and rear is covered by a hidden flat roof — for contrast. And the gay-colored awnings and raised grass terrace give the necessary color complement to the red roof and gray plaster. The driveway leads to the yard gates of rough boards, bolted together and stained a dark, woody brown.



2. Novelty

Inside the house, the floors of living room, dining room and hall are of red tile set in wide mortar joints, thus reinforcing the "masonry" appearance of the exterior. The ceilings are of exposed stained rafters and wood sheathing conforming to the lines of the roof. The fireplace is simply a "hole in the wall" spanned by a lintel of stone.

The plan is unusual, but exceedingly practical.

For further information concerning this house write The Bishopric Manufacturing Co., Cincinnati, Ohio

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